



# Peck Athletic Fields & Park Master Plan

Metropolitan Park District of Tacoma | December 2023



## Contents

<b>Introduction</b>	<b>4</b>
<b>1 Site Background &amp; Analysis</b>	<b>7</b>
History & Context	8
Existing Conditions	10
<b>2 Design Process &amp; Community Engagement</b>	<b>17</b>
Process & Schedule	18
Community Meeting #1	18
Survey Analysis & Guiding Principles	20
Preliminary Alternatives	22
Community Meeting #2	24
Open House	25
<b>3 Master Plan</b>	<b>27</b>
Program Overview	30
Neighborhood Park	32
Neighborhood Active	36
Sports Fields	38
Parking & Street Improvements	41
<b>4 Implementation</b>	<b>43</b>
Next Steps & Permitting	44
Cost Estimate	45
<b>5 Appendix</b>	<b>47</b>



Peck Athletic Complex in Central Tacoma



Peck Athletic Complex entry

## Introduction

The Peck Community Sports Park Master Plan is intended to provide a long range plan with the potential for design development and construction document phases for the implementation of improvements at Peck Community Sports Park (formerly known as the Peck Athletic Complex).

This effort is intended to provide a comprehensive vision and broader context to concurrent redevelopment efforts at this park location. Metro Parks Tacoma partnered with Tacoma Public Schools to plan, design, construct and program an all-season multi-use sport field at the existing Peck Athletic Complex site for TPS and MPT sports teams.

In partnership, the all-season multi-use field will serve as the home field for the Stadium High School baseball team, and also be available for soccer, lacrosse, and other community sports needs.

The full Peck Community Sports Park Master Plan



FIG 1: Peck Athletic Fields & Park Master Plan Overview

includes amenities representative of a community/neighborhood park and embodies the emerging principles of Community Sports Parks, informed by community feedback gathered through public meetings and on-line dialog.


The Peck Athletic Fields and Park Master Plan re-envisions Peck Athletic Complex as a **Community Sports Park**, providing the community with:

- Sports courts and park amenities for a broad range of activities and levels of play
- A balance of structured play and free play to support families and public health without being a financial burden
- Partnerships with agencies that increase opportunities for kids to play a variety of sports, to put kids on a path to a fitness-based healthy lifestyle
- Equal access to play, supporting efforts to address barriers to play like limited access to safe and appropriate play spaces, poverty and

inequitable distribution of resources

The new park will include a Community Green, Active Neighborhood play amenities, Flex-use fields for community sports, and the home field for Tacoma Public Schools' Stadium High School baseball team.



An aerial photograph of a baseball stadium, likely the University of Texas at Austin's Darrell K. Royal–Cowboy Stadium, showing the field, seating, and surrounding residential neighborhood. The image is overlaid with a semi-transparent green filter. The stadium is in the lower half of the frame, with a large residential area above it. The text '1 Site Background & Analysis' is overlaid in white on the lower left portion of the stadium.

# 1 Site Background & Analysis



Baseball at Peck Field in 1938  
Source: Tacoma Public Library



Midget-auto racing at Peck in 1946  
Source: Tacoma Public Library



Peck Field in 1931  
Source: Tacoma Public Library



Peck's Midget-auto race track in 1940s  
Source: Tacoma Public Library

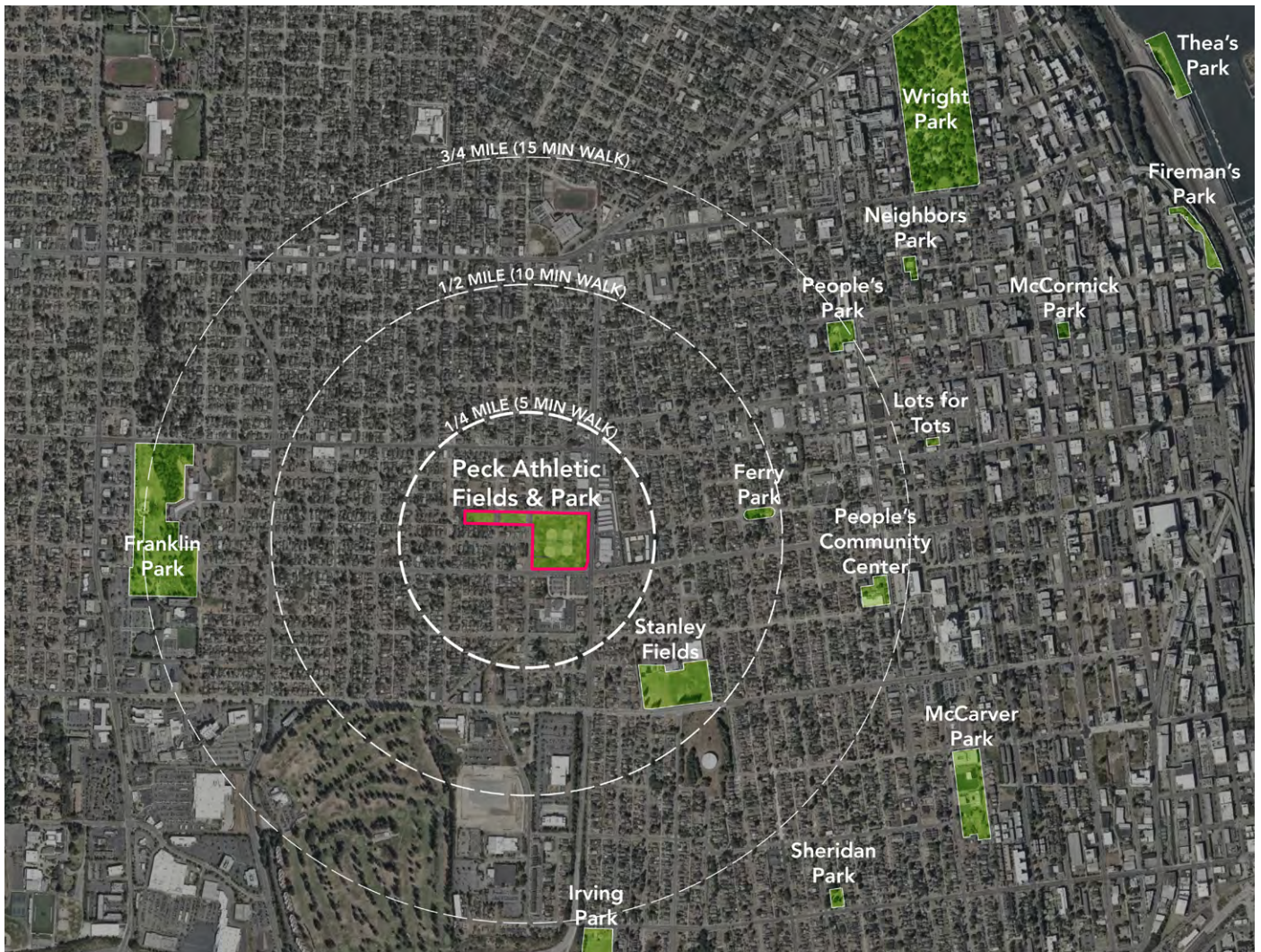


FIG 2: Context

## History

The site of Peck Athletic Complex is historically the location of Tacoma’s first baseball stadium, called Tacoma Athletic Field. Completed in 1907, with a 7,500 person capacity, it was the premiere stadium for amateur baseball and softball in Tacoma at the time. Following a brief six-year stint as a racetrack for midget autos, in 1950 work began to transform it into the Peck Field we know today. Park District programming began in 1954, and the property transfer to Metro Parks was completed in 1956. Peck Athletic Complex has been since managed as a traditional four field natural grass ballfield complex.

## Context

The Peck Athletic Complex is located at the edge of the Central Tacoma and Hilltop neighborhoods. Ferry Park, Stanley Fields, and Franklin Park are located nearby with amenities including the Franklin Park Community Garden & Sprayground, playgrounds, sports fields & courts, and walking loops. Few parks are located in neighborhoods to the north of the Peck Athletic Complex--this park could provide recreation opportunities for community members currently lacking a park within walking distance of their home.

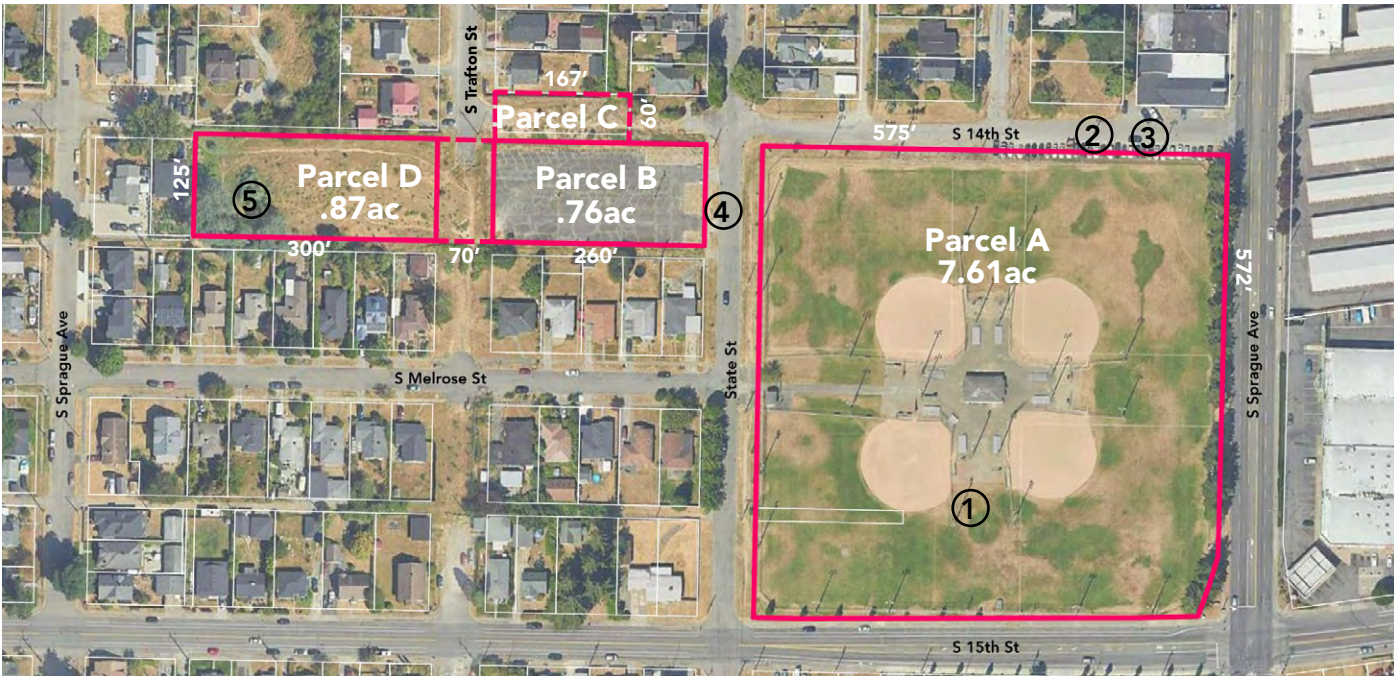


FIG 3: Existing Site

**Existing Conditions**

Peck Athletic Complex includes four parcels totaling approximately 9.7 acres.

Parcel A (7.61 ac) is bounded by Sprague Avenue, South 15th Street, State Street, and South 14th Street and currently includes four softball/baseball fields, a central storage/restroom building, field lighting, and perimeter fencing.

Parcel B (0.75 ac) is bounded by State St, South 17th St right-of-way, South Trafton St right-of-way, and single-family residences and currently serves as a parking lot for the athletic fields. A recent community 'de-paving' project removed 12 parking stalls along the East edge and replaced with rain gardens and native landscaping.

Metro Parks Tacoma also owns Parcel C (0.23 ac) to the North of Parcel B. This is assumed to be vacated right-of-way and currently serves as a cut-through pathway between South Trafton and State Street and storage for community landscaping materials.

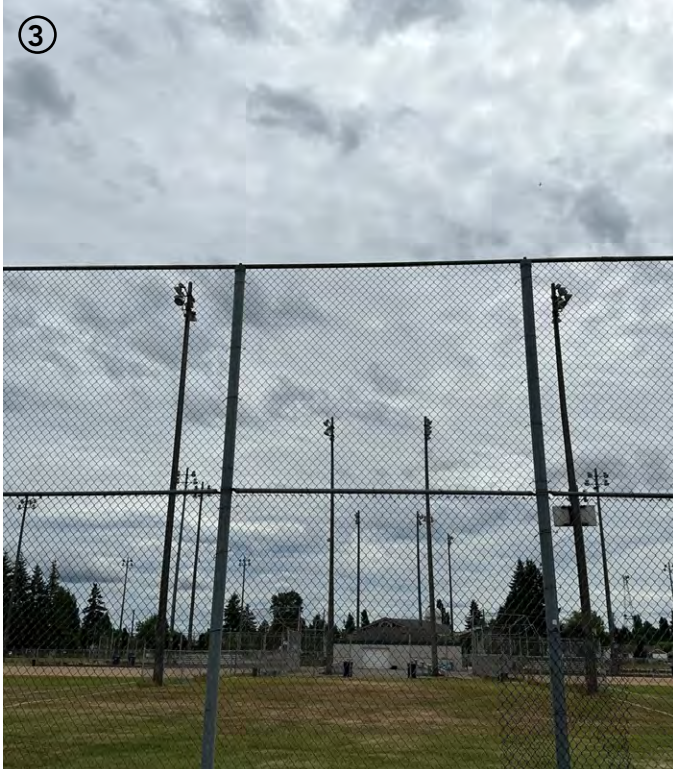
Parcel D (0.87 ac) is bounded by South Trafton right-of-way and single-family residences and currently functions as a community open space which is maintained by the surrounding neighbors.



Building and lighting at the center of existing fields



Unofficial on-street parking along 14th st.



Tall fencing and lighting at the site perimeter



Neighborhood De-Pave at State St. & 14th St.



Bench installed by neighborhood at NW parcel

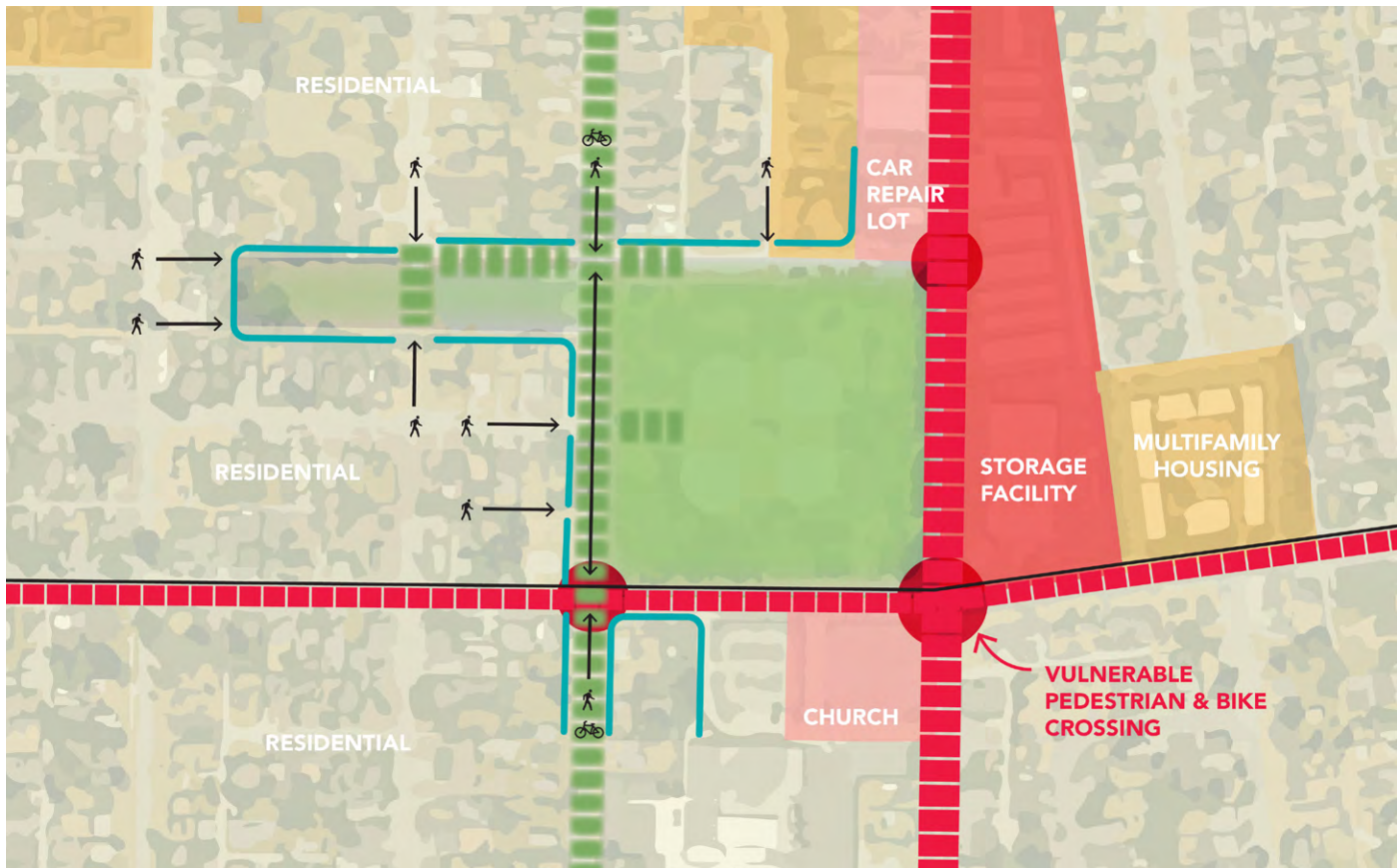


FIG 4: Park Edges



## Park Edges

The site is bordered by high-traffic streets and loud commercial uses to the east, with low-traffic/low speed streets and residential uses to the west. Future transit planning envisions State St as a bike boulevard, which would create a primary pedestrian & bike gateway at the center of the park.

Neighbors at the west end of the park currently maintain the westernmost parcel for passive uses; several of the lots at this edge of the park have clear visual access into the western parcel.

## Access & Transportation

Today, the fields are primarily used for youth athletics with a regional draw, leading to many users arriving to the site by car. With more neighborhood park elements, and the transformation of State St into a bike boulevard per the city's street improvement plans, future users may be more likely to arrive by bike or on foot.

Unfortunately, nearby intersections have seen conflicts between pedestrians and vehicles, as well as bikes and vehicles in the past decade. City of Tacoma and Metro Parks should continue to look for opportunities to improve 15th St and Sprague Ave for bike and pedestrian safety in the future.

The park is also accessible via transit lines on 12th St, one block to the north of the site.



State Street along the west edge of the fields will receive new paving, sidewalks, curb ramps & vegetation as part of upcoming Tacoma Streets Initiative Improvements.



Gas station across Sprague Avenue from the park.



Curb ramps at 15th St & Sprague Ave pedestrian crossing.



Tall fencing, on-street parking and bike lanes along 15th St.

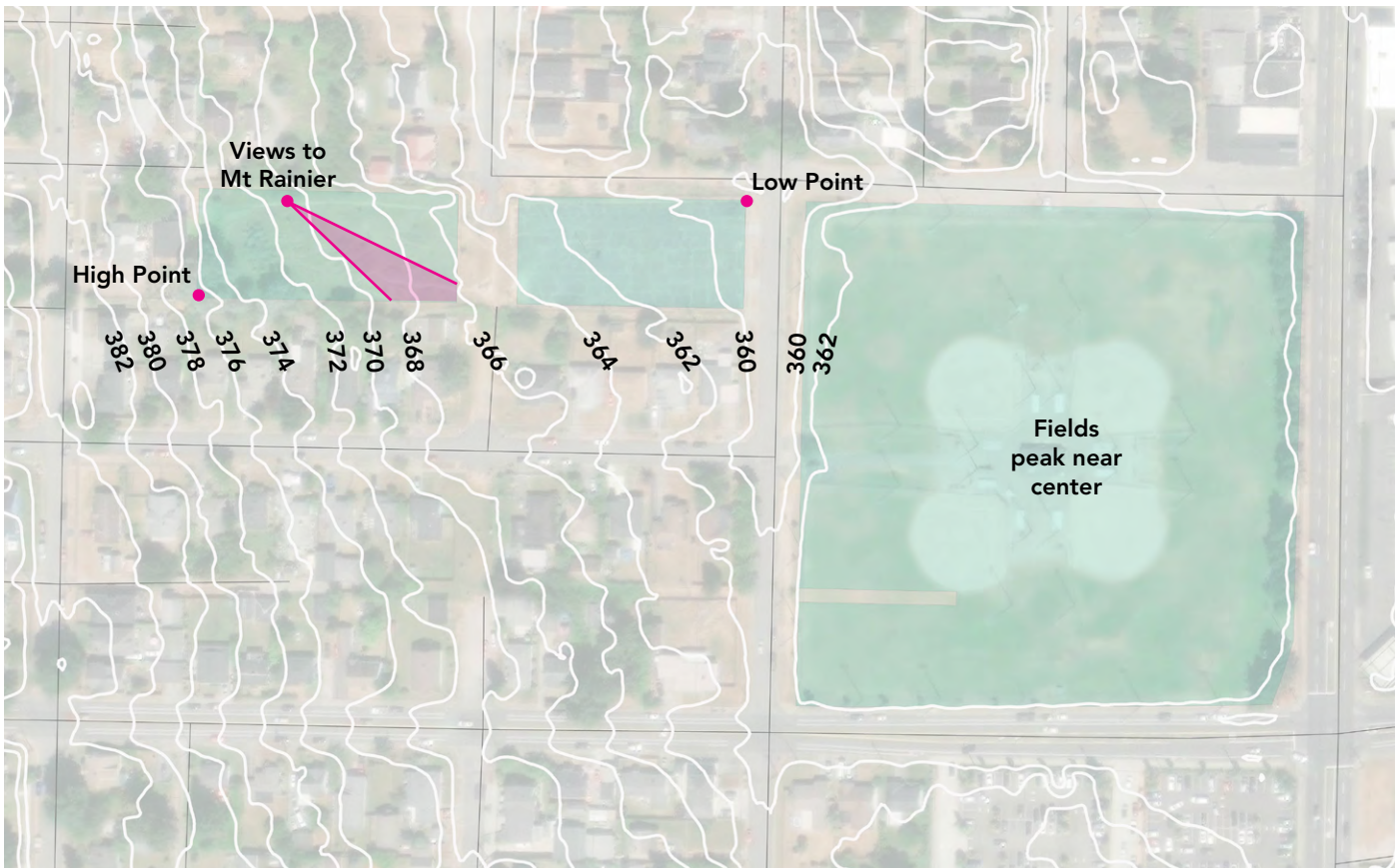


FIG 5: Site Topography

## Site Topography

The Peck site is relatively flat at the existing ballfields, slightly elevated from the street. The lowest point is at the northeast corner of the Parcel B, and the highest point is at the southwest corner of Parcel D in a grove of exist trees. There is a gentle slope increasing in elevation from State St towards the west. On a clear day, Mt. Rainier is visible looking southeast from the northern edge of Parcel D.

## Tree Canopy

The park is situated in an area of Tacoma with very limited tree canopy, contributing to Urban Heat Island effect. Urban heat islands pose a risk to nearby residents, as well as park users throughout hot summer months. Increasing tree canopy throughout the park and preserving existing canopy where feasible throughout the park will help mitigate urban heat island impact in this area.



Mature Douglas Fir trees line the east edge of the park along Sprague Ave, and are proposed to remain in the park master plan.

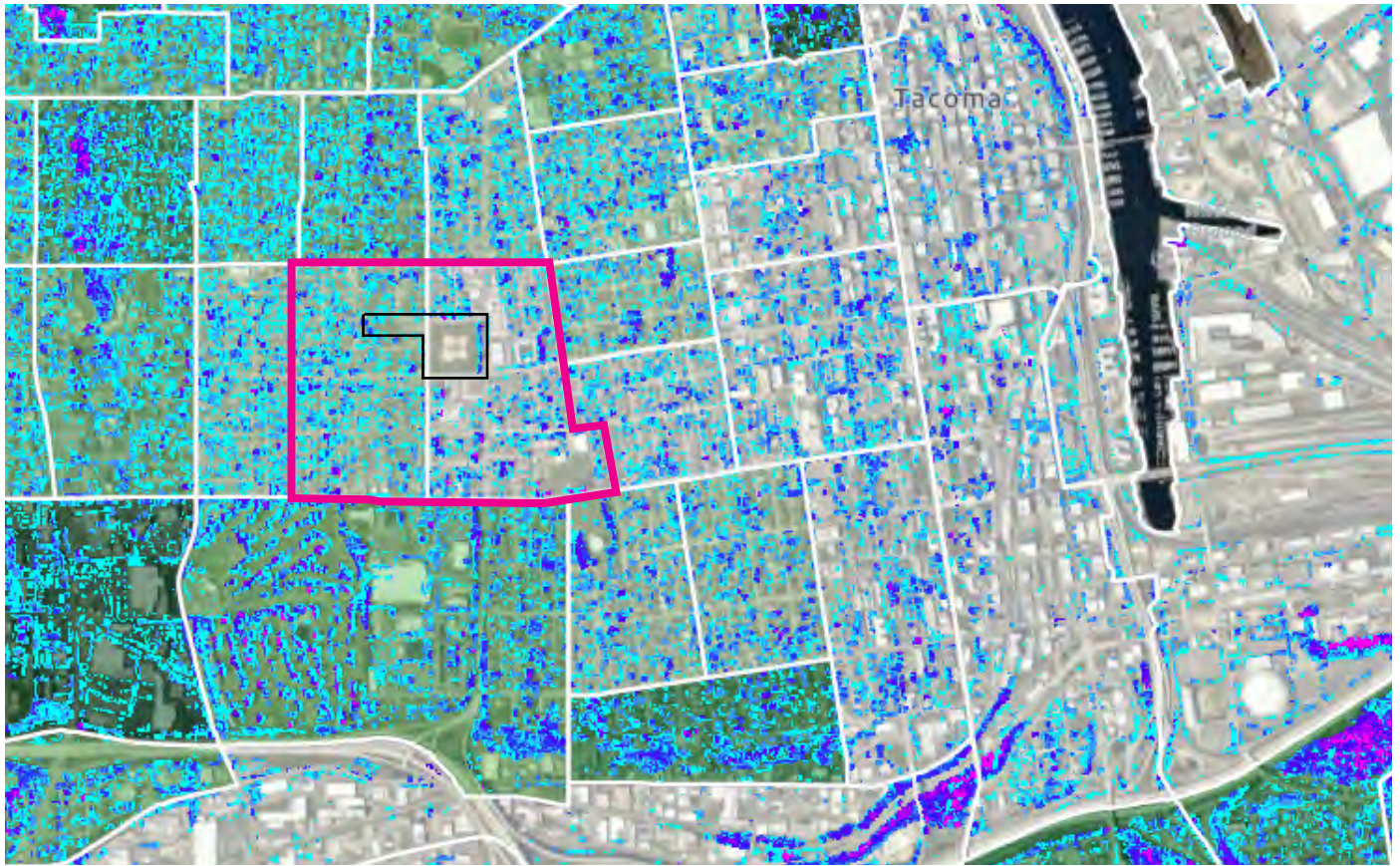


FIG 6: Tacoma Tree Canopy  
 Source: City of Tacoma Urban Forestry



Existing pear, peach, and cherry trees line the northern edge of Parcel D.



In Parcel D, many young trees have been planted by the neighborhood.



A large indoor community meeting is taking place in a gymnasium. Numerous people are seated at long tables, engaged in discussions. In the background, several informational displays and maps are visible on stands. The room features a high ceiling with exposed beams and fluorescent lighting. Basketball hoops are mounted on the walls. The overall atmosphere is one of active participation and community engagement.

## 2 Design Process & Community Engagement

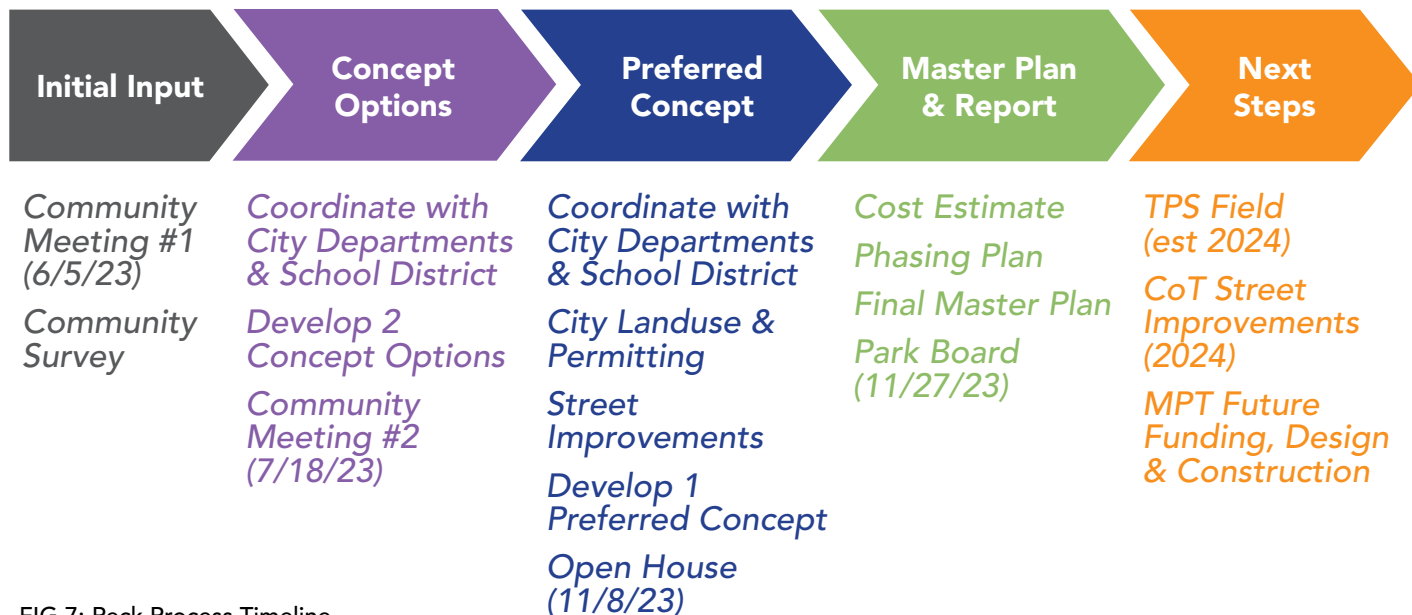


FIG 7: Peck Process Timeline

## Process & Schedule

The Master Plan was prepared to accommodate multiple short schedules, including Tacoma Public Schools’ efforts to locate the athletic field for Stadium high school in an ideal location for future park improvements, and also to collaborate with the City of Tacoma on frontage improvements as part of an upcoming street improvement project on State St, 14th St and Ferry St.

The consultant team coordinated with Metro Parks, Tacoma Public Schools, and the City of Tacoma to fast track concerns related to the HS Field and Street improvements. Community engagement took place concurrently via three community meetings with follow-up surveys on Social Pinpoint. Community members were held at the People’s Community Center, with dinner provided at meetings #1 & #2. The first community meeting was in June 2023, reviewing the current use of the park, visioning and aspirations, as well as desired program elements. Community meeting

#2 reviewed preliminary master plan concepts and program options. Community meeting #3 was an open house format to review the preferred master plan concept. The preferred master plan and draft report were presented to the Board of Park Commissioners on Nov 27, 2023.

### Community Meeting 1

Community meeting #1 was held in the gymnasium at the People’s Community Center on June 5, 2023.

The workshop format was intended to solicit community feedback regarding current condition and use of the park, future vision and aspirations, and desired park and open space programming.

Each table was provided with a color map of the existing park and encouraged to draw or label with desired program and features. A common idea board was also provided for feedback regarding usage and programming.



Community members chose preferred athletic field orientations, left comments, and sketched programming concepts on maps in Community Meeting 1

### Social Pinpoint Survey 1

Following the community meeting, an online survey was available via Social Pinpoint with similar activities for participants who were unable to attend or wanted to share additional thoughts.

Community members left ideas on various points to improve on a map of the fields, and also provided ideas for the park on an 'idea wall.' Community members could also 'like' and 'dislike' comments left by others.

Some highly upvoted and repeated comments included:

- Frustration that the park is inaccessible outside of scheduled games, and a desire to be able to make use of the park throughout the year. A desire for unfenced areas accessible to the community.
- Several park neighbors noted a strong desire for the green spaces maintained by the community in the Northwest portion of the site to remain passive green with community

garden space and improved walking paths.

- Generally, there were many comments left related to the desire for green space, shaded gathering space, and increased tree canopy. Many neighbors also noted the desire to retain the row of mature Douglas Fir trees along Sprague avenue, and increase vegetation here to create a buffer.
- Strong desire for traffic calming and improvements to the crossings along State St at 14th and 15th St.
- Desire from athletics stakeholders for synthetic turf athletic fields to support use throughout the year, with only a few comments preferring natural turf.

There were also mixed responses on the parking lot, with some community members calling for it to be converted to neighborhood uses like basketball or tennis courts, and some community members wanting the parking to remain to prevent overflow to neighboring streets.

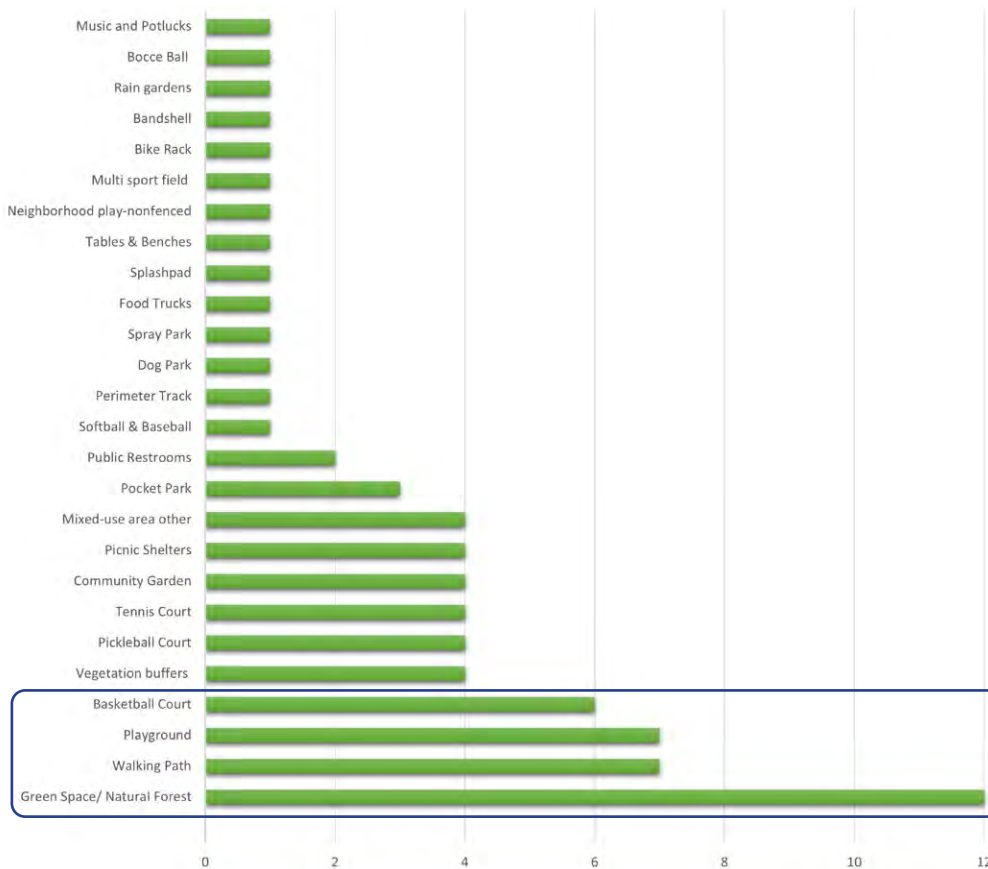


FIG 8: Survey 1 Community Programming Feedback

## Survey Response Analysis

Responses were reviewed by the consultant team when the survey closed to determine the most popular program elements and concerns related to park improvements.

Programs mentioned by multiple community members included:

- Green space / natural forest
- Walking Path
- Playground
- Basketball court
- Vegetation buffers
- Pickleball
- Tennis
- Community Garden
- Picnic Shelters

Qualities most commonly mentioned in the community survey included:

- Nature / Restoration
- Access (in reference to locked fields)

- Multi-sport
- Vegetation
- Community / Neighborhood
- Parking
- Maintenance / Aesthetics

The consultant team identified the following as being the most commonly recurring themes from the first round of engagement:

- Strong support for **natural green spaces** within Peck Park, as well as **vegetated buffers** between the park and its surrounds
- Strong desire for **walking paths, playground, and basketball courts**
- **Access to the park** was of high concern
- Split in opinions on **reallocating the parking lot for additional park uses vs. keeping or expanding parking** to keep parking from overflowing during events & game days.
- Community and **neighborhood oriented programming** including passive activities are strongly desired

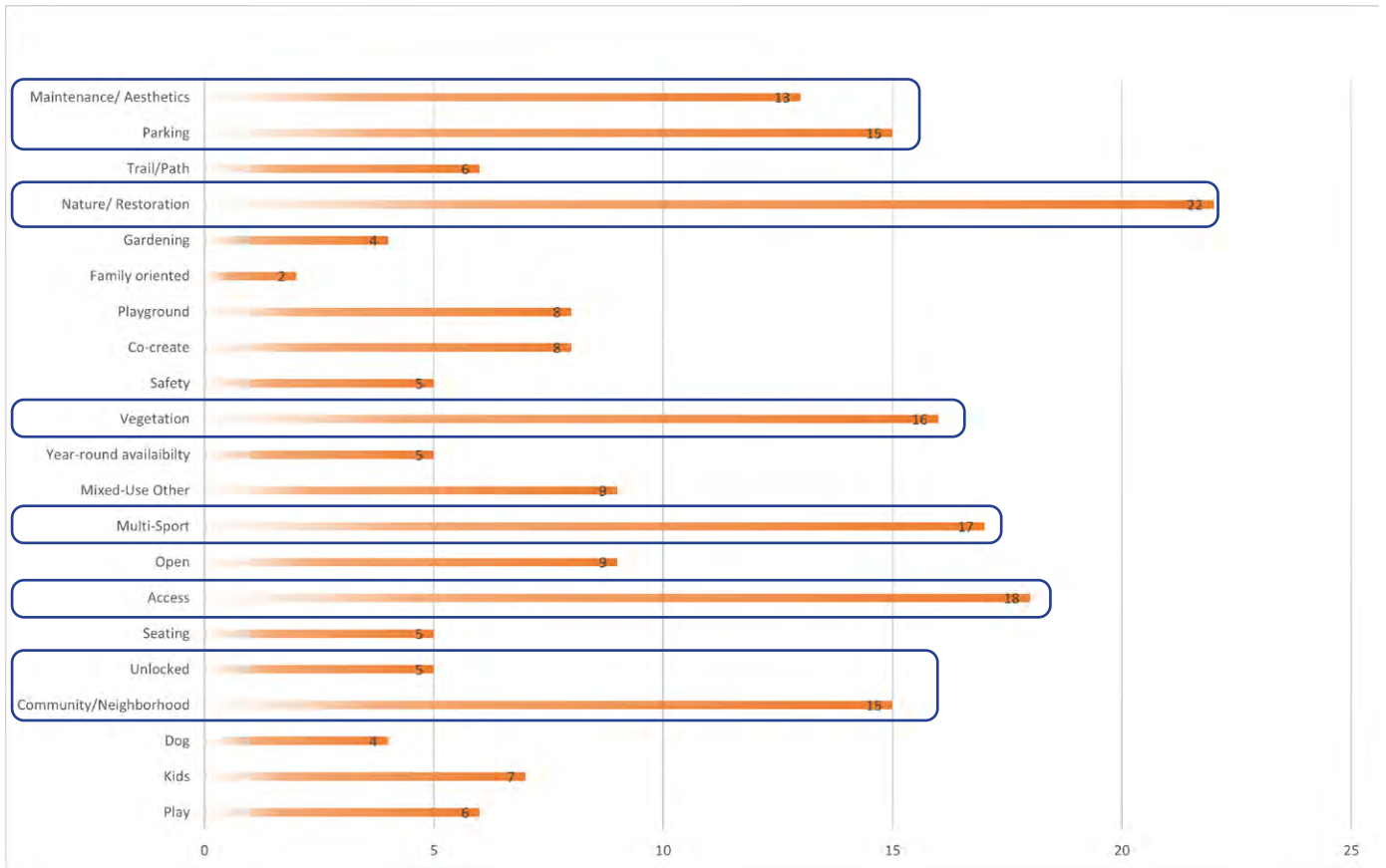


FIG 9: Survey 1 Park Qualities Feedback

## Guiding Principles

From initial community response, a set of guiding principles was prepared, taking into account stakeholder needs & wants with sensitivity to the local site context and neighborhood.

### Connect to the Community

- Take down the fence
- Create gathering space for community and visitors
- Expand upon the hard work of the neighborhood
- Improve connections to neighborhood and beyond

### Be Flexible

- Provide balanced mix of active and passive program
- Locate program appropriate to context
- Maximize use through multi-purpose spaces and partnerships

### Make it Comfortable

- Balance porous and protected edges
- Enhance tree canopy
- Supplement with weather protection for gathering
- Mix hard and soft surfaces

### Reintroduce Nature

- Visibly expand natural edges and spaces for community
- Create and support urban ecology
- Build on community efforts

### Make it Safer

- Locate parking to serve park while limiting impacts to neighborhood
- Improve multimodal safety (peds, bikes, and vehicles)
- Arrange park elements to support safe and intuitive wayfinding

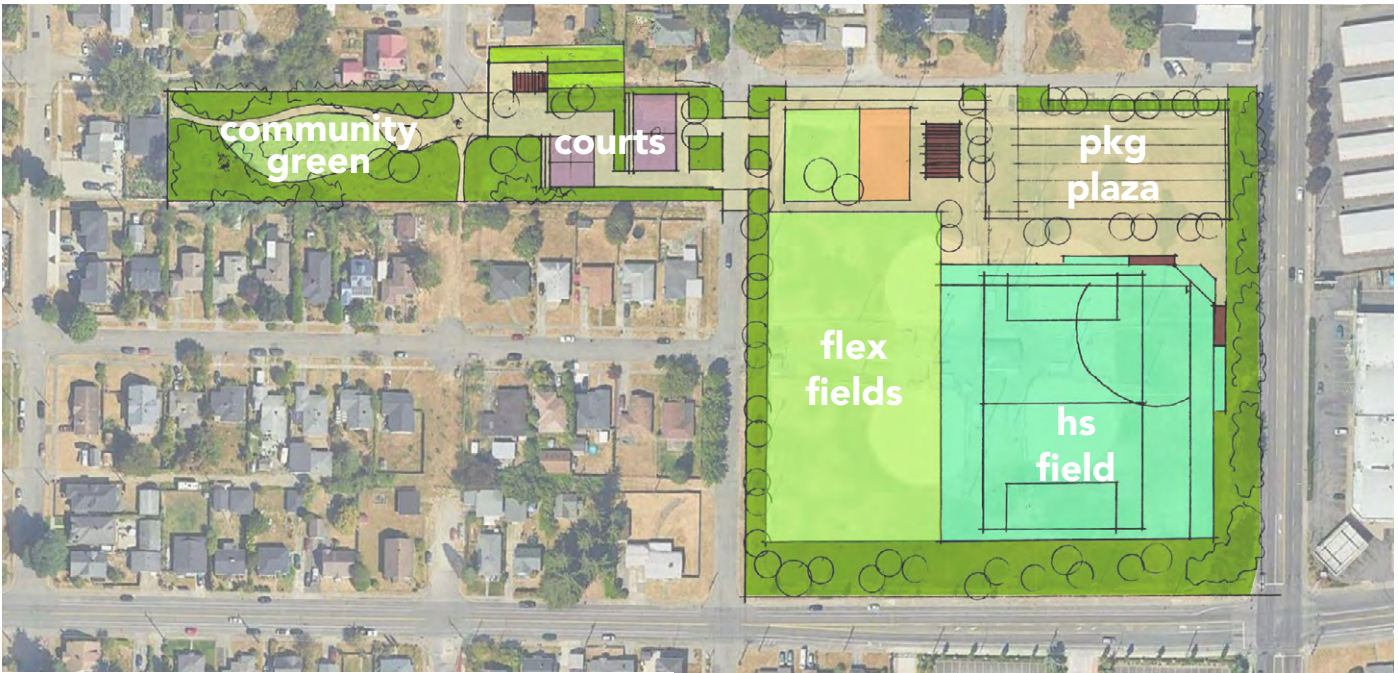


FIG 11: Preliminary Option 1

## Preliminary Alternatives

Preliminary alternative options were analyzed and presented in terms of community, active, and natural space allocation.

### Option 1:

This option sought to balance community and active uses in the park. The north edge of the park included a range of community-park elements, both passive and active, as well as a 'parking plaza' that could accommodate parking and community events. The TPS field was located at the south and east sector of the park with an adjacent green buffer. Natural turf 'flex' fields were located along State Street to support both organized and informal recreational activities. A comfort station building and play ground served both community and active usage. Active uses such as court sports replaced the existing parking lot west of State Street. A community garden resource was located in the former 14th Street vacated right-of-way to be used to support the community garden to the west. Simple enhancements were proposed for the community garden, building on the good work of the neighbors.

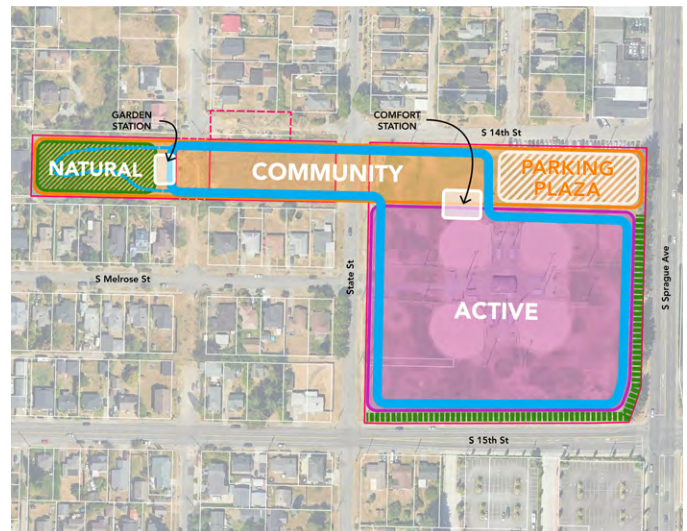


FIG 12: Option 1 Program Diagram



FIG 13: Preliminary Option 2A & 2B



**Option 2:**

This option sought to maximize active field space within the park. The TPS field was located at the north and east quadrant of the park with contiguous 'flex' fields to the south and west. All fields were proposed as synthetic turf to facilitate use in all conditions and seasons. The comfort station building and playground were located in the north and west sector to serve both community and active uses. Much of the existing parking lot was retained to serve events with the western edge accommodating a community garden resource building. A similar 'light touch' was applied to the community garden like in Option 1. Option 2b explored replacing the parking lot with playground/community gathering space and adding active sports courts to the north and west sector of Parcel A.

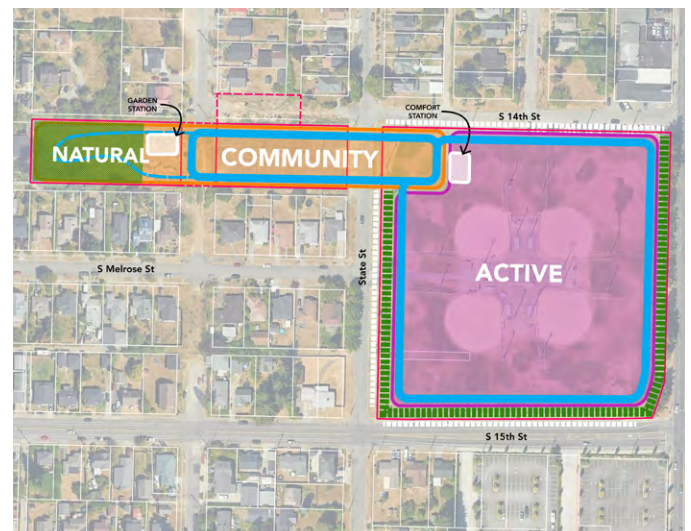


FIG 14: Option 2 Program Diagram



Metro Parks' Kristi Evans presents at Community Meeting #1



Community members lined up to attend Peck Master Plan Community Meeting #2

## Community Meeting 2

Community meeting #2 was also held in the gymnasium at the People's Community Center on July 18, 2023.

The workshop format was intended to solicit community feedback regarding preferred location for the Tacoma Public Schools field, refined park program, and preliminary master plan alternatives.

Metro Parks Tacoma and consultant team members provided an overview presentation followed by opportunities for participants to add comments to color illustrative plans followed by a community question and answer session.

## Survey 2

Following the community meeting, an online survey was available via Social Pinpoint with similar activities for participants who were unable to attend or wanted to share additional thoughts.

Community members were able to review the presentation and preliminary concepts shown in Community Meeting #2 and provide their comments and thoughts on each concept.

Community Meeting/Survey #2 major take-aways included:

- Apparent differences between active field advocates & neighborhood residents regarding balance of active field space and other park program allocation
- Active field space more valuable than dedicated parking. An off-site or reduced parking strategy was preferred in 60% of comments.



Over 150 community members & stakeholders attended Community Meeting #2

## Open House

Community meeting #3 was held in the meeting room at the People's Community Center on November 8, 2023.

The open house format was intended to solicit community feedback on the Preferred Master Plan concept and refined program.

Metro Parks Tacoma and consultant team members provided an overview presentation followed by opportunities for participants to add comments to illustrative plans followed by a community question and answer session.

## Survey 3

Following the community meeting, an online survey was available via Social Pinpoint with similar activities for participants who were unable to attend or wanted to share additional thoughts.

Community members were given access to the Open House presentation including the preferred plan, and asked for any additional feedback.

Community Meeting/Survey #3 major take-aways included:

- Desire for parking to support loading and access, but with limited impact to field space
- Strong preference for synthetic turf at active field space
- Field activities should be given priority over courts
- Active uses and lighting should not be located adjacent to park neighbors (NW sector)
- Neighborhood support for additional trees & planting; balance with safety
- Neighborhood support for keeping NW sector passive, while active field advocates want this area converted to active uses
- Neighborhood support for Traffic calming & pedestrian/bike safety improvements
- Support for covering one or both of the basketball courts for all-weather use
- Support for including skate park, spot, or dots in program; Skate park was included in preliminary program and received neutral response from community; Skate spot or dots were added to final master plan near traffic garden
- Support for including pickle ball courts in program; Pickle ball was included in preliminary program and received neutral response from community and concerns regarding adjacency with nearby residences; Inclusion of pickle ball courts would need to displace other active court or playground space in master plan
- Support for additional traffic calming measures in vicinity of the park
- Support for including a dog park in program; Dog park was included in preliminary program and received neutral response from community; Full size dog park was determined infeasible.



An aerial rendering of a sports complex master plan, overlaid on a semi-transparent green background. The plan shows two large rectangular soccer fields with white markings, including center circles and goal areas. To the right of the soccer fields are two basketball courts. In the upper left, there is a parking lot with several cars and a small building. The entire complex is surrounded by trees and a fence. The text '3 Master Plan' is written in white in the lower-left corner.

# 3 Master Plan



FIG 15: Peck Athletic Fields & Park Master Plan





FIG 16: Peck Fields & Park

## A Community Sports Park

This master plan envisions Peck Athletic Fields and Park as a new kind of facility for Metro Parks Tacoma - a Community Sports Park. A Sports Park provides a broad range of active recreational opportunities with an eye towards equitable access to structured and unstructured sports, fitness, and healthy lifestyle.

Key features include:

- Community parks with sports courts and amenities for a broad range of activities and levels of play
- Balance of structured- and free-play activities/ amenities
- Source for family and public health support
- Eliminate or reduce financial burdens for access to sports and healthy lifestyle
- Eliminate or reduce other barriers to play such

as lack of safe/appropriate spaces, poverty, or inequitable distribution of resources

- Built on partnerships with like-minded organizations (TPS at Peck)

Park program will include active areas for field & court sports, central gathering spaces and play areas, and areas for quieter recreation including walking loops, gardening and shaded seating.

Program elements are arranged across the site to minimize impact of higher-intensity activities on neighboring residences. Fields and courts with intense lighting, tall fencing, and potential for noise are located towards the southern and eastern edges of the site bordering 15th St and Sprague Ave, respectively. Neighborhood park programs are arranged from most 'passive,' quiet activities to more active play and sport courts along the North edge of the site. Gathering spaces are central to the site to provide flexibility in use.



FIG 18: Program Zones



FIG 17: Park Program Zones



FIG 19: Neighborhood Park West

## Neighborhood Park

The neighborhood park is bisected by State St, which runs through the center of the site. West of State St, park program includes more passive elements, while east of State St, park program includes more active play elements.

### Community Green & Garden Building

The furthest west end of the park is intended to remain a passive green space with some walking paths. There has been significant investment of time and resources from the community to maintain this parcel, so future design efforts should engage the community further to determine specific uses of the community green and arrangement of paths and plantings through the space.

The community has also been active in maintaining a mulched path and native plantings in the vacated ROW at the of 14th St, and also converted a portion of the existing parking lot to rain garden through the de-pave program. The masterplan envisions these areas maintaining their programmatic use, though they may be rearranged to facilitate better site access & improvements to walkways.

To better support these community gardening efforts, a garden resource building could provide access to tool storage, water, and a convenient location for garden material drop-off like soil and mulch.

### Traffic Garden & Wave Wheels Track

A more efficiently arranged parking area is accessed via State St, with a traffic garden along the north perimeter. Traffic gardens are play areas for children to learn to navigate traffic in a fun and safe environment. The traffic garden could be smaller or larger depending on parking counts required by the city in design phases.

Community members and stakeholders also identified a pump-track as a desirable element in the park. A wave track could be co-located with the traffic garden as an additional play element for kids and youth on wheels. Elements for a skate spot could also be included nearby, or perhaps across State St.



As depicted in the examples above, a traffic garden could be simple paint on asphalt, or a more elaborate miniature roadway complete with curbs, sidewalks, and signage



A wave track for children could be incorporated within the vicinity of the traffic garden, potentially also including a skate spot for older youth.



A new garden building with storage & water could support existing or expanded community gardening efforts.



Existing garden with native plant species in the vacated ROW along 14th St.

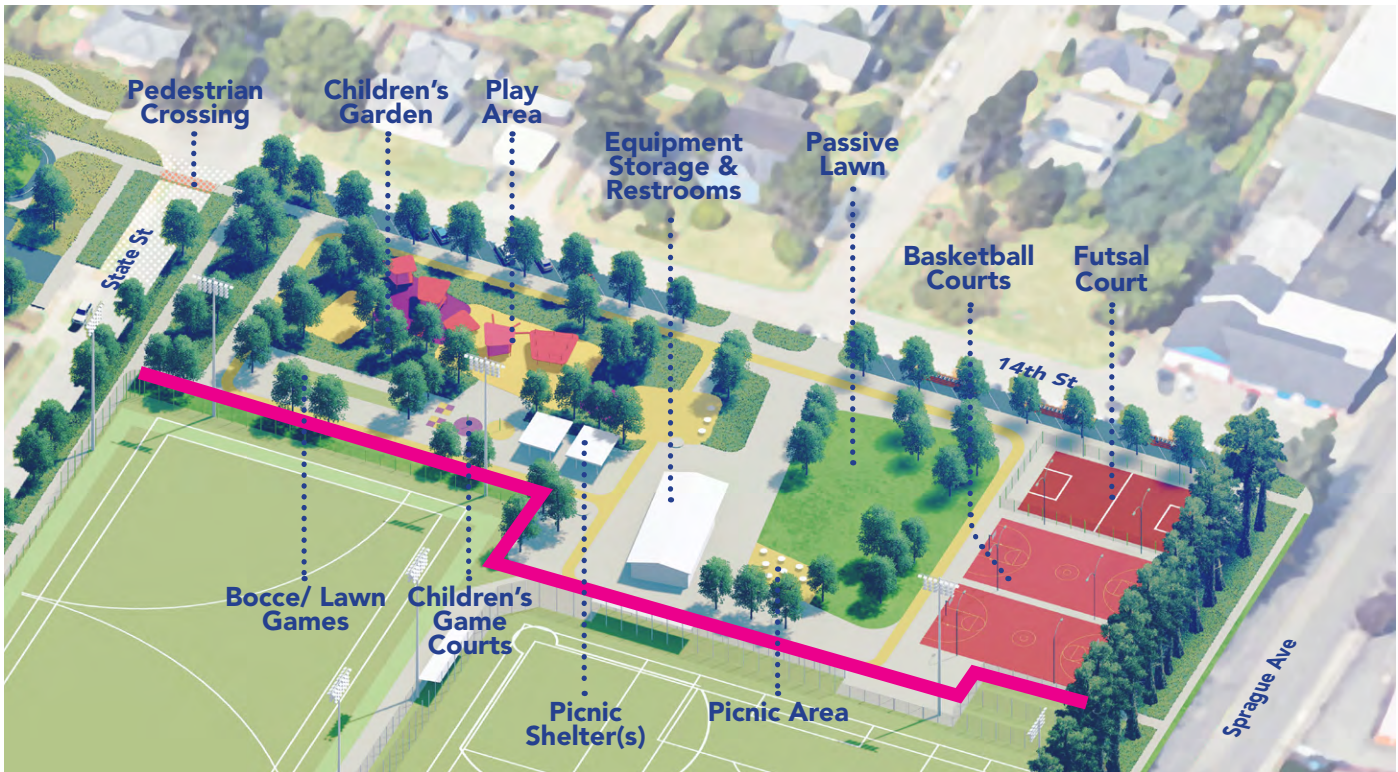


FIG 20: Neighborhood Park East

On the east side of State St, the neighborhood park incorporates more active play and gathering spaces.

### Playground & Children’s Garden

A playground area is located at the NW corner of the parcel, central to gathering areas, and close to the children’s traffic garden. The play area could incorporate landform play elements, with changes in elevation and color. Synthetic turf will be used for play area surfacing for safe and low maintenance fall attenuation.

Plantings and natural play elements could be woven into the play area with educational signage to create a children’s garden.

Just to the south of the play area is a zone for informal children’s game courts like four-square and tetherball.

### Gathering Spaces & Neighborhood Park Elements

Central to the main parcel are several different gathering spaces, including two large picnic shelters that could support small and large events, a picnic area close to the fields, and a flexible passive lawn that could be used for events, games, and picnicking.

A range of covered and uncovered spaces (and configurations) should be provided to accommodate different ways that groups choose to gather. Picnic shelters are envisioned to support both larger communal gatherings and smaller group picnic tables. This approach is consistent with a recent survey identifying larger gathering spaces and tables as desired by some communities within Tacoma.



The play area could include landform play elements



A children's garden could be incorporated near the play area for interactive outdoor learning opportunities



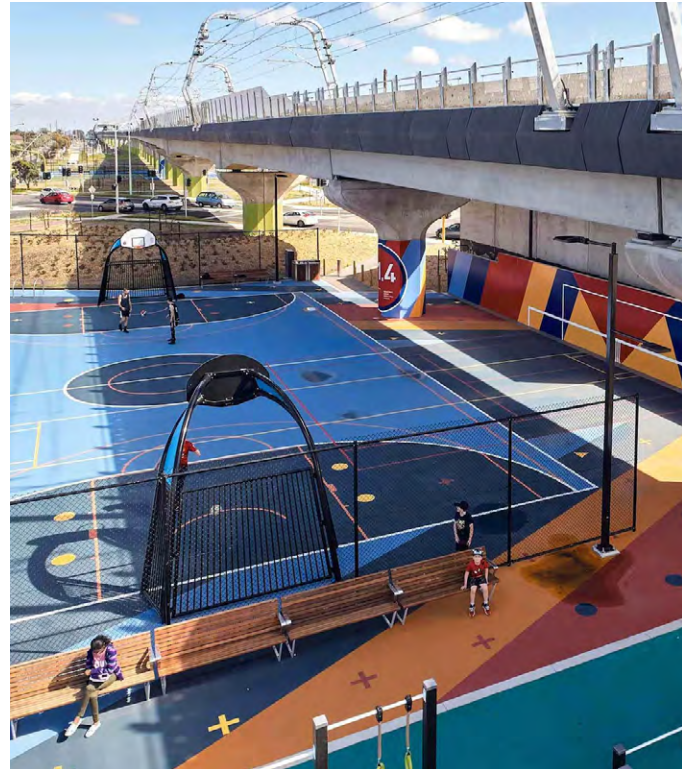
Neighborhood lawn games could provide opportunities for intergenerational play, near both the children's play area and gathering spaces



Large picnic shelters could accommodate both small and large group events



Courts will likely include two full basketball courts and a fenced court that could accommodate futsal (shown above), and kids fast-pitch.



Court surfaces could integrate unique pattern and color.

## Neighborhood Active

The eastern edge of the neighborhood park is programmed for more active sport court uses. Sport courts include a fully fenced multi-sport court with synthetic turf surfacing, and two full basketball courts. Surfacing could integrate unique colors and fun patterns in a scheme coordinating with other park surfacing. Courts could be lit for use in all seasons.

Throughout stakeholder engagement, community members identified a walking loop as a desired program element in the park. Several walking loops of different lengths are possible around the park, shown in "FIG 21: Possible Walking Loops".

Rubberized surfacing in a unique color could be used to identify a 1/4 mile loop in the active area of the park for both walking and running.

The flex field could also use a different color of synthetic turf to delineate a loop around its perimeter.



FIG 21: Sport Courts

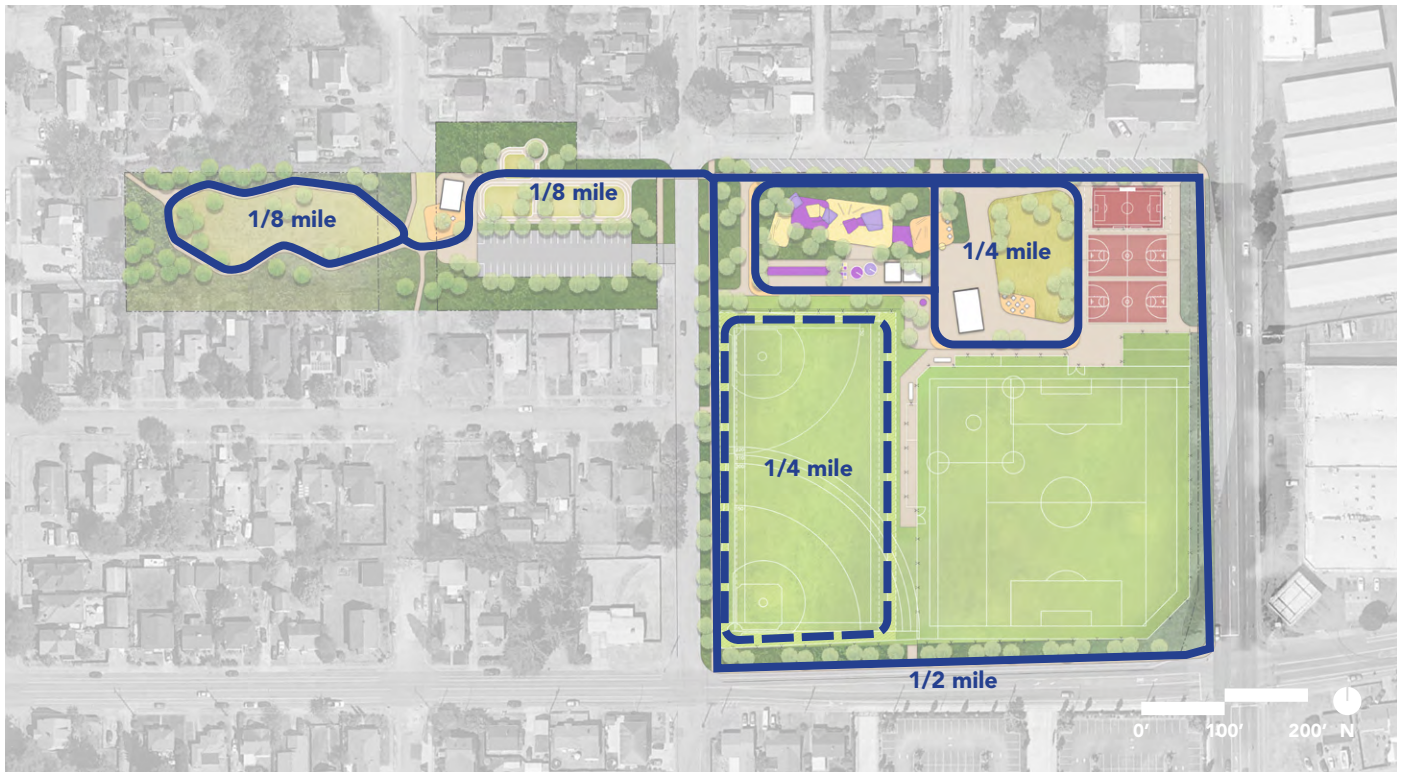
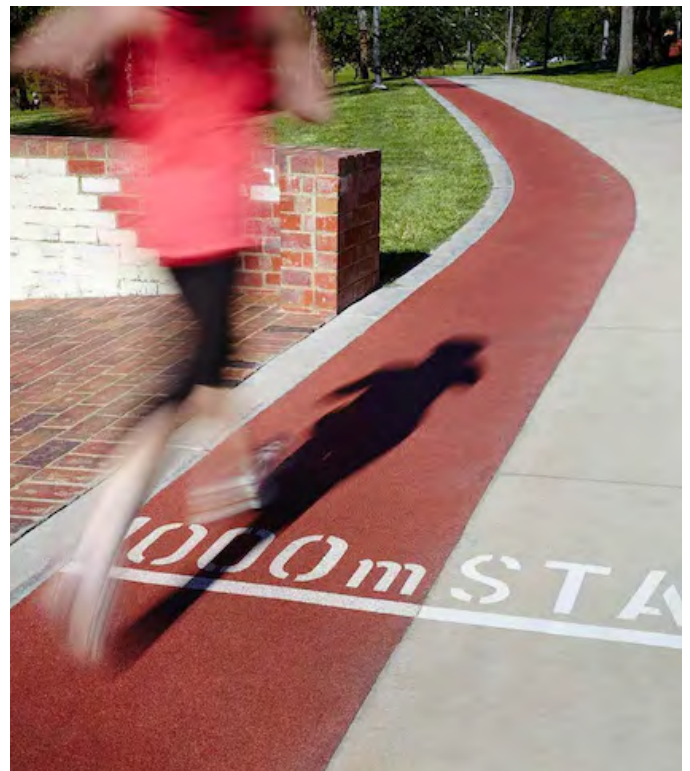


FIG 22: Possible Walking Loops



A band of red paint identifies a perimeter loop on these sport courts.



Rubberized surfacing integrated into concrete paths could provide a soft surface for running or walking through the park.

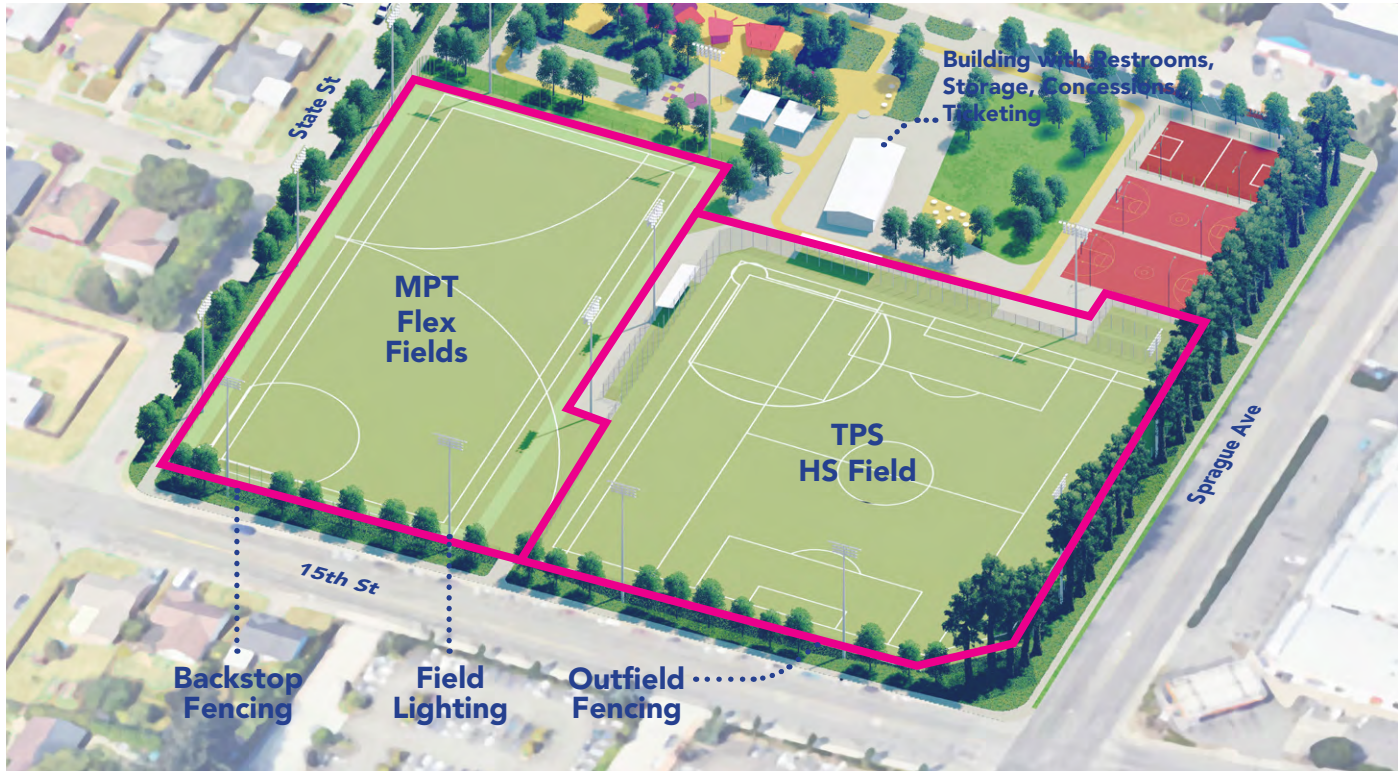


FIG 23: Sports Fields

## Sports Fields

The sports fields are located at the south edge of the site, comprised of the Stadium HS field and flex fields programmed by Metro Parks. Both fields will be synthetic turf, fully fenced with access, and lit. Trees are at the perimeter of the fields on State St, 15th St and Sprague Ave.

A building with restrooms, storage, concessions, ticketing and equipment checkout will be located to the north of the HS field in a central location to support large game events and easy site wayfinding.

The Stadium HS field will be designed according to Tacoma Public Schools (TPS) standards, and include a baseball field with a 300' foul line, as well as soccer, lacrosse, and two batting cages. During the planning process, TPS identified the preferred field orientation as northeast or southeast facing from home plate. Several configurations were tested throughout the planning process. The master plan orients the TPS field to the southeast

from home plate so that entry points and audience seating are collocated with concessions, ticketing and restrooms in a central location.

Dugouts and audience seating will be located near home plate.

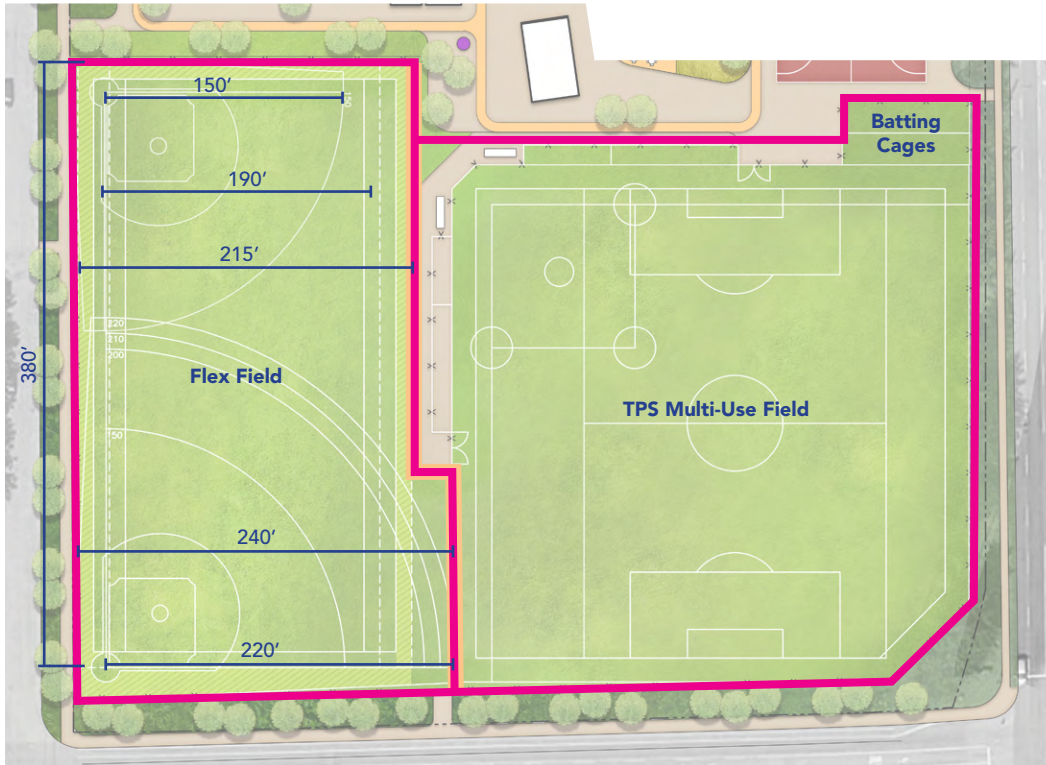


FIG 24: Field Size & Program Capacity

**Flex Field MPT Program**

**Capacity:**

- (12) U8 Soccer
- (3) U10 Soccer
- (2) U12 Soccer (*tight fit*)
- (1) HS Soccer
- (1) Little League M/M
- (2) Tee Ball (150' foul line)

**TPS Field**

**TPS Capacity:**

- (1) HS Baseball (home field)
- (1) HS Soccer (practice only)
- (1) HS Lacrosse (practice only)

**MPT (when not in use by TPS):**

- (11) U8 Soccer
- (3) U10 Soccer
- (2) U12 Soccer (*tight fit*)
- (2) Little League M/M
- (2) Tee Ball

## Shared-Use & Flexible Field Programming

The TPS field will be used both by TPS and Metro Parks programs. TPS will have scheduling priority, as the field will be the home field for Stadium HS baseball. When not in use by TPS, the field will be programmed by Metro Parks.

The flex fields will be programmed solely by Metro parks. The shape and orientation of the flex fields was designed to accommodate a 220' foul line ballfield, HS soccer, and a 150' foul line tee ball field at the north end.

Fields were test-fit with league-standard dimensions for soccer and baseball/softball to ensure a variety of youth sports programs would fit on the site. Metro Parks will determine field programming seasonally.



Example of fenced sports fields without gated entry



Creative fencing could include cutouts or unique color



FIG 25: Sports Field Fencing & Lighting

*\*\*Fencing & lighting will be refined in design phases to comply with applicable standards & regulations*

## Fencing & Lighting

All sports fields and courts are proposed to be lit for year-round usage. Lighting will be designed to contain light within Parcel A and minimize any impacts on surrounding neighbors. Pathways and plazas will also be lit for safe circulation.

Community access to the sports fields for flexible use while not programmed was identified as a key consideration during the engagement process. While perimeter fencing is required at sports fields to limit access and keep errant balls from interfering with non-participants, required gates or other access points should not be locked. Fencing solutions without gates would allow for community members to access fields outside of scheduled

games. Artful fencing solutions incorporating unique color or decorative elements could create a less imposing feel at the park perimeter.

Required fencing may include typical perimeter, backstops at baseball diamonds, and additional height fencing or extended netting at key locations to keep balls within the fields.

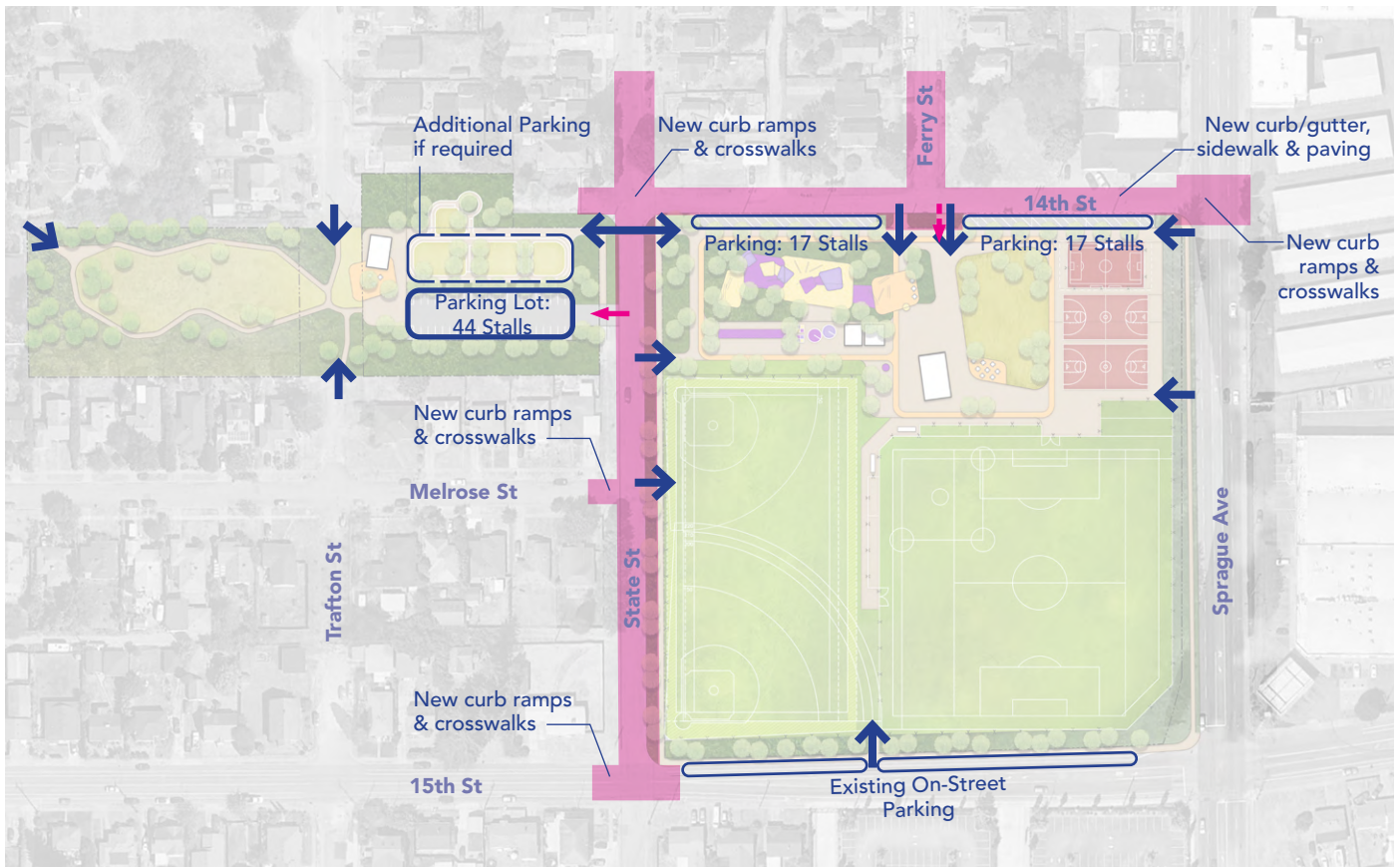


FIG 26: Access & Parking

- Pedestrian Access
- Vehicular Access
- Emergency & Maintenance Access

Tacoma Streets Initiative Improvements\*  
 \*Includes new curb/gutter, roadway paving, curb ramps and crosswalks, sidewalk, utilities, and planting improvements

## Access & Parking

Access to Parcel A for emergency and maintenance vehicles is provided from 14th Street at the intersection with Ferry Street. There is no vehicular access proposed to Parcel A for visitors.

A 44-stall parking lot is proposed for Parcel B with access from State Street and approximately 34 back-in parking stalls are proposed for 14th Avenue. Existing on-street parking is proposed to be maintained on 15th Street and State Street frontages.

Pedestrian access to Parcel A is proposed at various points along State Street, 14th Street, Sprague Avenue, and 15th Street. The proposed crosswalk at State Street and 14th Street will connect Parcels A & B and should consider additional safety improvements (raised crossing or similar) given that the park is split by State Street. New community access points to Parcels B, C, and D are proposed at the unimproved Trafton Street right-of-way and the 14th Street-end to Parcel D.

The City of Tacoma Safe Streets Initiative project includes proposed transportation and safety improvements to several adjacent right-of-way segments including State Street, 14th Street, and Ferry Street. Improvements include new sidewalks, curb ramps, crosswalks and striping, curb and gutter, roadway paving, utilities, and planting.

Based on the City of Tacoma Vision Zero goals, additional improvements to pedestrian & bicycle infrastructure along the 15th Street and Sprague Avenue right-of-way should continue to be considered with implementation of the master plan.





# 4 Implementation

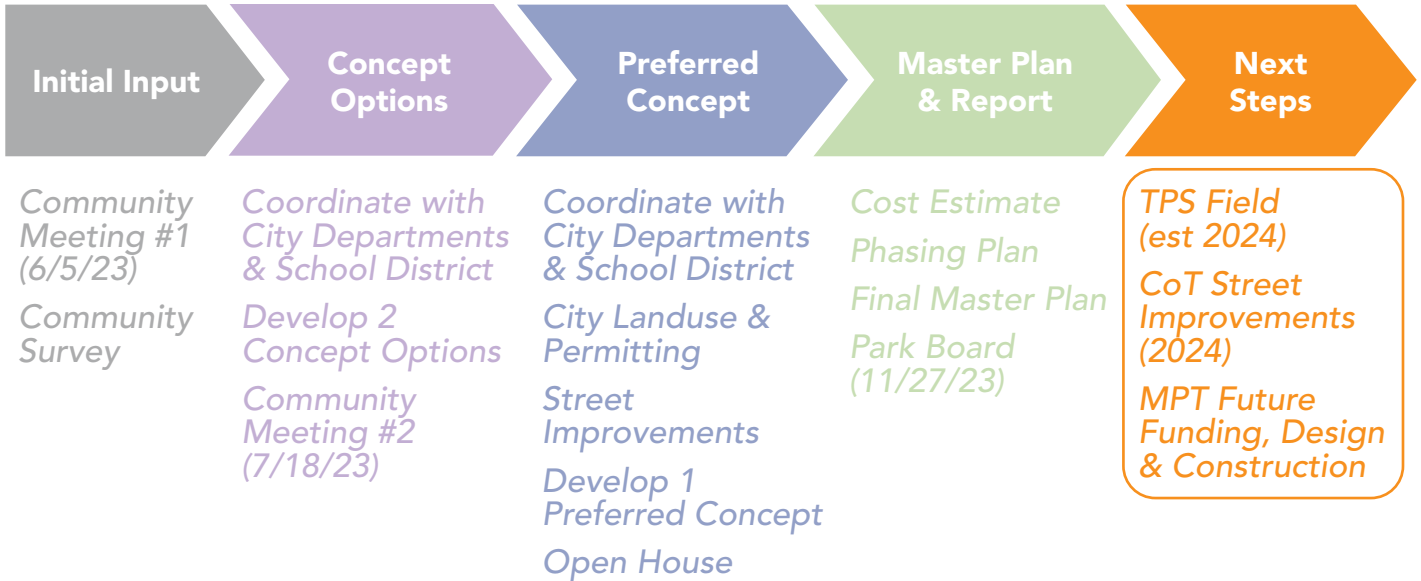


FIG 27: Next Steps

## Next Steps

Metro Parks Tacoma anticipates commencing design & engineering work for master plan improvements in 2024. Proposed improvements are likely to be implemented in multiple phases as funding is made available.

Based on current schedule, the TPS high school field and related infrastructure are anticipated to be constructed and open by the end of 2024. The City of Tacoma Safe Streets Initiative improvements are also anticipated to begin construction in the first quarter of 2024 and open by the end of the year.

## Permitting & Coordination

Ongoing coordination will be required with Tacoma Public Schools, City of Tacoma, and other agencies through design and permitting:

- Ongoing coordination with the TPS high school field team

- State of Washington SEPA Environmental Checklist
- City of Tacoma Conditional Use Permit (CUP) may require minor modifications to the existing permit pending City of Tacoma direction to the TPS high school field project team
- City of Tacoma Site Development Permit (SDP) for proposed site prep, earthwork, site improvements, and utilities
- City of Tacoma Building Permit for proposed comfort station building, community garden building, picnic shelters, and miscellaneous site structures
- City of Tacoma Right-of-Way Permit for proposed improvements located in the public right-of-way
- Based on available information and proposed improvements, critical area permits are not anticipated

## Estimate of Probable Cost

The estimate of probable cost does not include TPS high school field and related improvements (synthetic turf field, fencing, dug-outs, batting cages, and power supply for future field lighting).

Estimated direct site cost is \$7,287,649. When general requirements, contingencies, and escalation are applied the recommended Maximum Allowable Construction Cost (MACC) is \$11,825,931. The MACC does not include owner contingencies, design fees, permitting fees, or applicable Washington State Sales Tax.

<b>Site Preparation</b>	
Site Clearing	\$286,570
Site Demolition and Relocations	\$207,858
Site Earthwork	\$831,150
<b>Subtotal</b>	<b>\$1,325,578</b>
<b>Site Improvements</b>	
Parking Lot Paving	\$67,158
Pedestrian Paving	\$1,234,375
Synthetic Turf	\$1,141,274
Site Development	
<i>Comfort Station (stick-built)</i>	\$717,750
<i>Garden Building (pre-fab)</i>	\$267,750
<i>Picnic Shelters (pre-fab)</i>	\$180,000
<i>Site Walls</i>	\$147,500
<i>Site Furnishings and     Playground Equipment</i>	\$505,775
Landscaping	\$820,273
<b>Subtotal</b>	<b>\$5,081,855</b>
<b>Site Civil Utilities</b>	
Water Supply	\$60,000
Sanitary Sewer	\$70,000
Storm Sewer	\$295,216
<b>Subtotal</b>	<b>\$425,216</b>
<b>Site Electrical Utilities</b>	
Electrical Distribution	\$75,000
Site Lighting	\$380,000
<b>Subtotal</b>	<b>\$455,000</b>
<b>Summary</b>	
Direct Site Cost	\$7,287,649
<i>General Requirements (7%)</i>	\$510,135
Site Cost w/ General Requirements	\$7,797,784
<i>Design Contingency (20%)</i>	\$1,559,557
<i>Construction Contingency (4%)</i>	\$374,294
Site Cost w/ Contingencies	\$9,731,635
<i>General Conditions (7.5%)</i>	\$729,873
<i>Liability Insurance (1%)</i>	\$97,316
<i>Payment and Performance Bond (1%)</i>	\$97,316
<i>Overhead and Profit Fee (5.5%)</i>	\$535,240
Site Cost before Escalation	\$11,191,380
<i>Escalation to Q2 2025 (5.67%)</i>	\$634,551
<b>Recommended Budget (MACC)</b>	<b>\$11,825,931</b>

FIG 28: Preliminary Cost Estimate

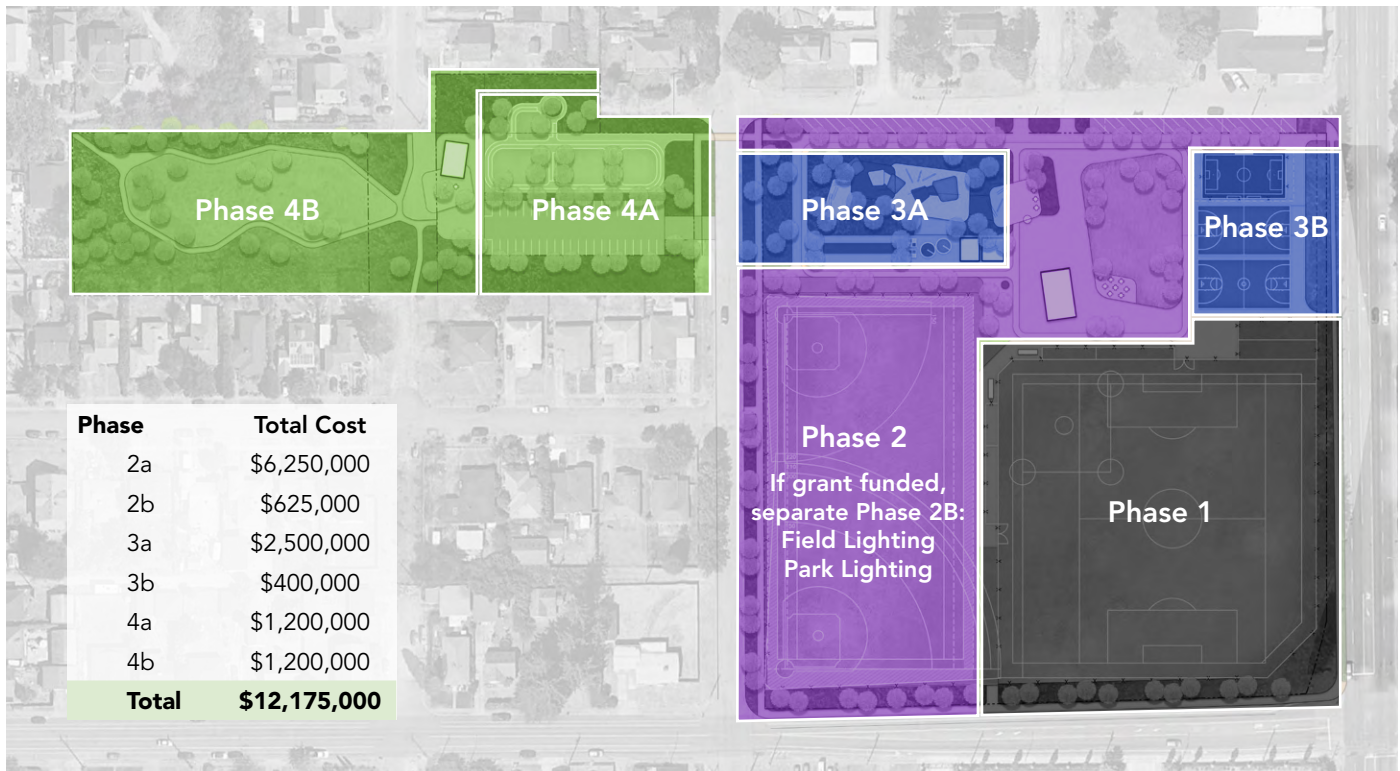


FIG 29: Phasing Plan

## Phasing

Construction of the fields and park may be phased and scheduled as funding is available.

### Phase 1: by TPS

Construction will begin with the Stadium HS field at the SE corner of the site for which funding is already secured. Phase 1 will also include lighting for the Stadium HS field, and frontage improvements along the eastern and southern edges of the Stadium HS field.

### Phase 2:

**Phase 2a Est MACC: \$6,250,000**

**Phase 2b Est MACC: \$625,000**

Includes construction of Metro Parks Flex fields, lawn, comfort station, walkways, running loop, and back-in parking at the north edge of the site. Also includes street improvements along the north and west edges of the site.

If grant funding is secured, Phase 2 may also include a Phase 2B for field lighting and park lighting for the entire park.

### Phase 3:

**Phase 3a Est MACC: \$2,500,000**

**Phase 3b Est MACC: \$400,000**

Phase 3 is broken out into separate phases to complete construction of the eastern portion

of the neighborhood park. Phase 3A includes the play area and children’s garden, as well as a lawn games area and large picnic shelter. Phase 3B includes the neighborhood active zone at the eastern edge of the neighborhood park, including two full basketball courts, futsal court, and frontage improvements at the east edge of the site.

### Phase 4:

**Phase 4a Est MACC: \$1,200,000**

**Phase 4b Est MACC: \$1,200,000**

This final phase will split into two parts. Phase 4A will include improvements to the existing parking area and construction of a traffic garden. Parking may expand according to city requirements, in which case the traffic garden could become a ‘flex’ parking area, open to parking and used as informal play when not in use. Phase 4B will include improvements and expansion of community gardening elements, including a walking surface, garden shed, and pedestrian connections through the park.

These phases are subject to change according to available funding. Estimated costs by phase may exceed total cost for implementing in single phase to account for increased mobilization and site preparation costs.



# 5 Appendix



## Peck Athletic Fields & Park Master Plan

Community Meeting 2  
July 18, 2023

### Ground Rules

- *Treat one another with civility*
- *Be respectful of all*
- *Respect each other's perspectives*
- *Listen actively, without side conversations*
- *Listen respectfully*
- *Participate actively*
- *Honor time frames*
- *Silence electronic devices during meetings.*
- *Give everyone equal opportunity to speak*
- *Respect other's contributions and learn from them*
- *Focus on interests rather than positions*
- *Value disagreement and constructive argument*
- *Look for ways to achieve mutual gain*
- *Silence electronic devices*
- *Speak frankly – now is the time*
- *Brevity is key*
- *Be outcome- and decision-oriented*
- *Be present*
- *Discussion is at the table*
- *Share airtime; everyone participates*
- *Together we know more; be willing to change your mind in light of new information*
- *Participants are encouraged to draw on their own experiences, views, and beliefs.*
- *Participants do not need to be experts.*
- *Respond to others how you want to be responded to*

# Meeting Agenda

Welcome & Introductions

Site Analysis

Community Workshop & Survey Results

Guiding Principles

Concept Options

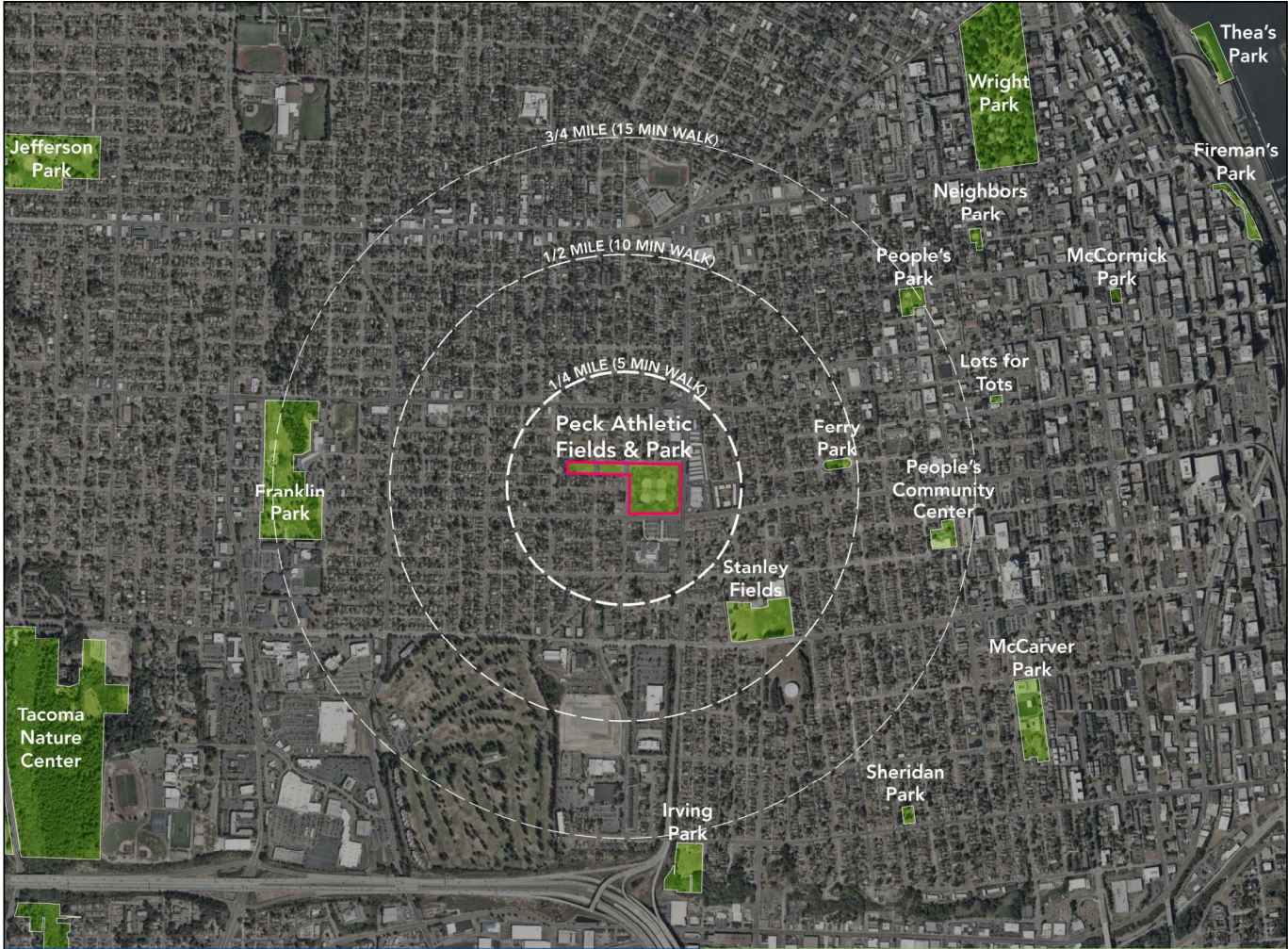
Workshop Exercise

Q+A

Next Steps

## Schedule





SITE CONDITIONS

METRO PARKS TACOMA



9.74 ac total  
0.43 ac undeveloped ROW

SITE CONDITIONS

METRO PARKS TACOMA



SITE CONDITIONS

METRO PARKS TACOMA

## Historic Uses



METRO PARKS TACOMA

## Historic Uses



METRO PARKS TACOMA

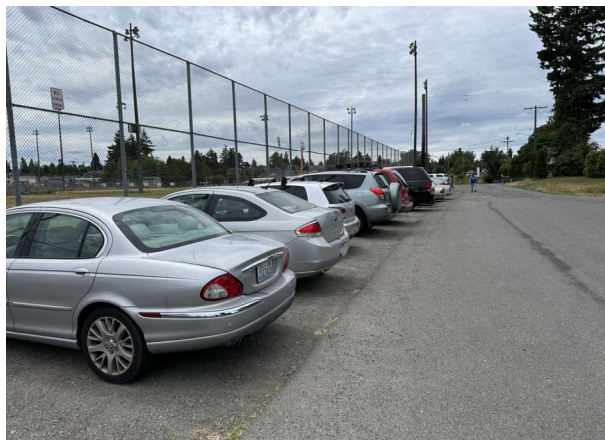
## Historic Uses



METRO PARKS TACOMA



SITE CONDITIONS METRO PARKS TACOMA

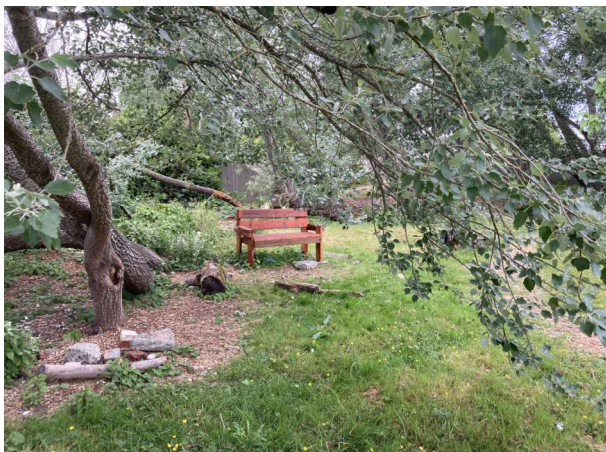


SITE CONDITIONS METRO PARKS TACOMA



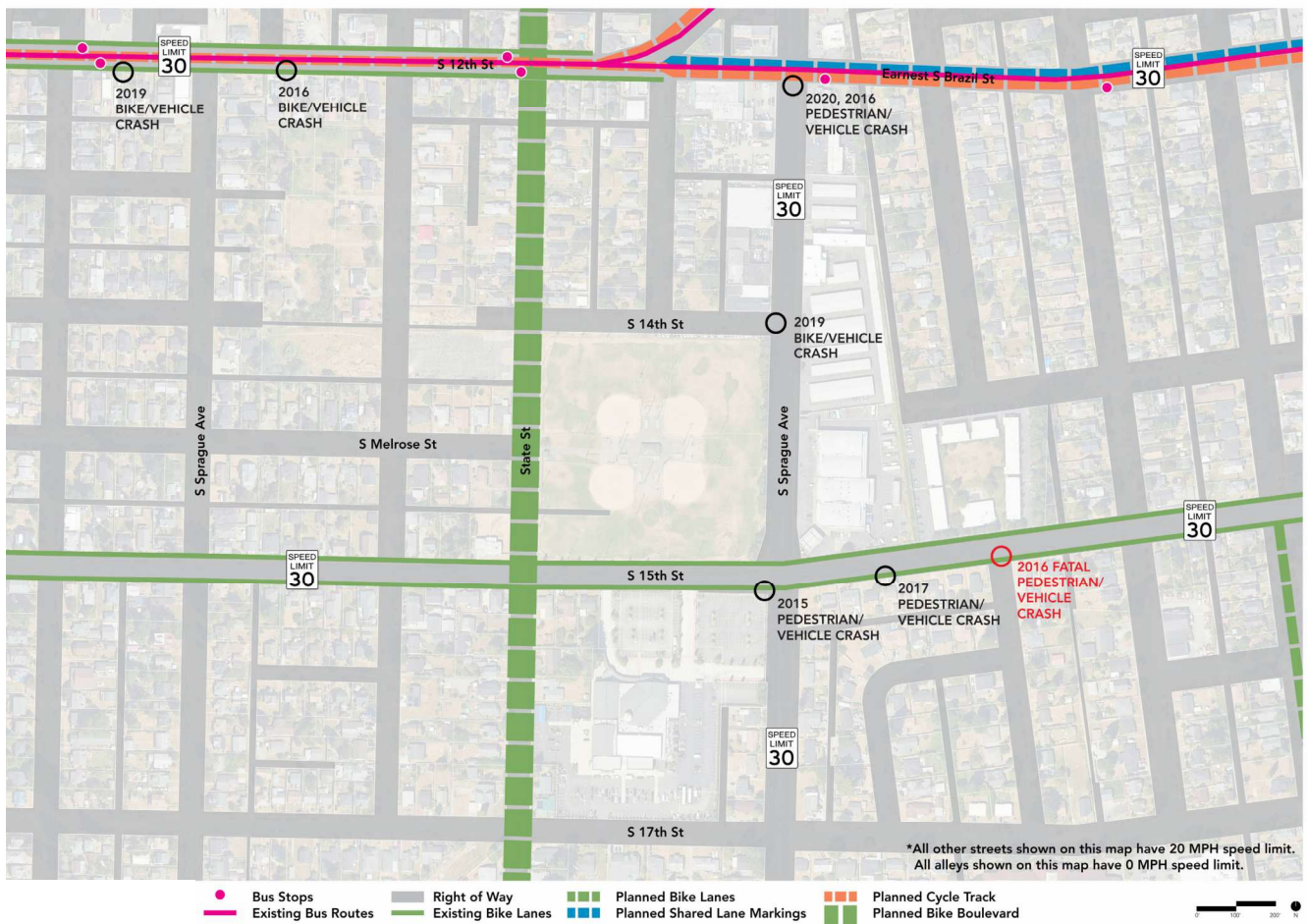
SITE CONDITIONS

METRO PARKS TACOMA



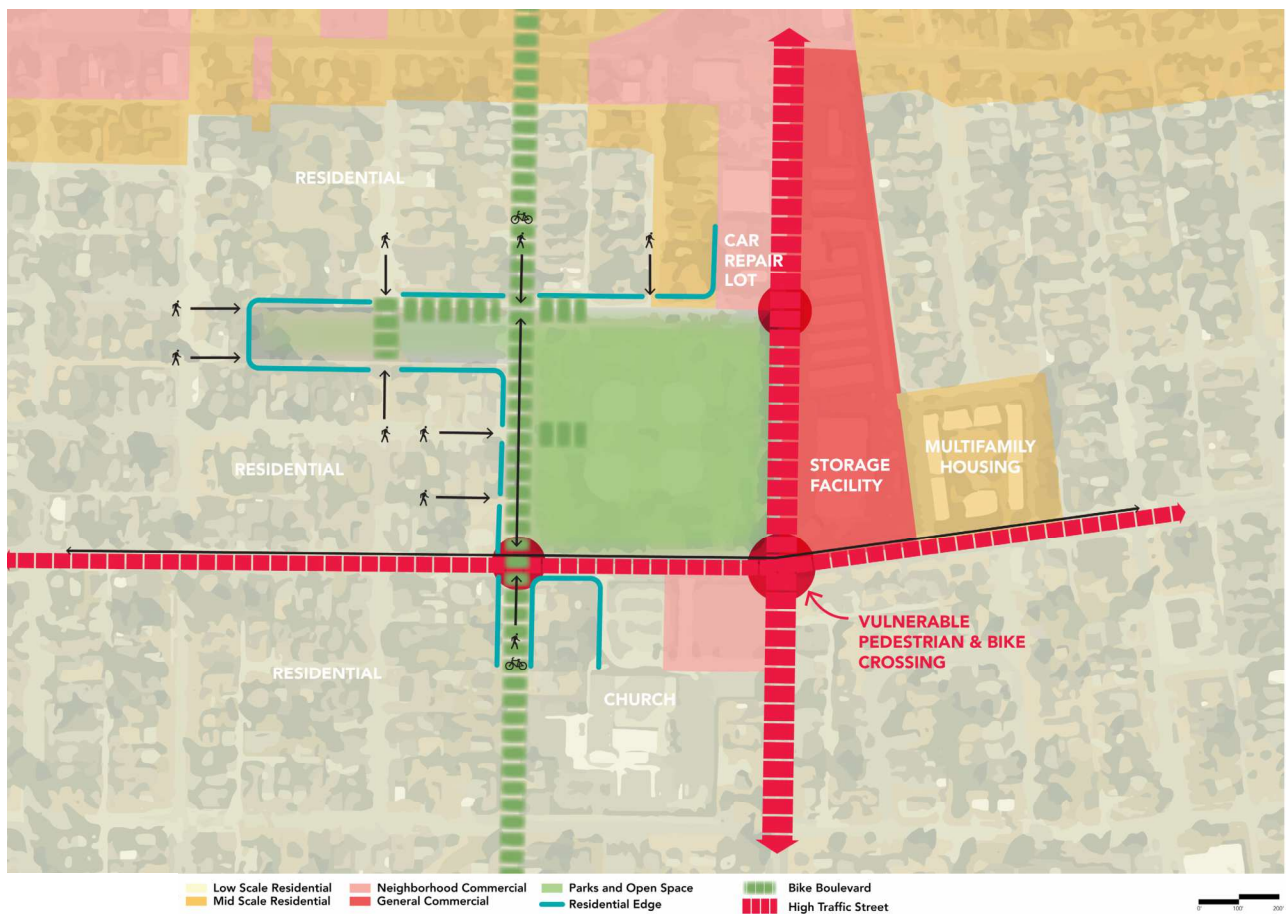
SITE CONDITIONS

METRO PARKS TACOMA



SITE ANALYSIS

METRO PARKS TACOMA



SITE ANALYSIS

METRO PARKS TACOMA



## Community Input





## Themes from Community Input

- Strong support for **natural green spaces** within Peck Park, as well as **vegetated buffers** between the park and its surrounds
- Strong desire for **walking path, playground, and basketball courts**
- **Access to the park** was of high concern
- Comments about **parking** were voiced by many
- Community and **neighborhood oriented programming** including passive activities are strongly desired

## Guiding Principles

**Connect to the Community**

**Be Flexible**

**Make it Comfortable**

**Reintroduce Nature**

**Make it Safer**

## **Draft** Guiding Principles Include...

### **Connect to the Community**

- Take down the fence
- Create gathering space for community and visitors
- Expand upon the hard work of the neighborhood
- Improve connections to neighborhood and beyond

## **Draft** Guiding Principles Include...

### **Be Flexible**

- Provide balanced mix of active and passive program
- Locate program appropriate to context
- Maximize use through multi-purpose spaces and partnerships

## **Draft** Guiding Principles Include...

### **Make it Comfortable**

- Balance porous and protected edges
- Enhance tree canopy
- Supplement with weather protection for gathering
- Mix hard and soft surfaces

## **Draft** Guiding Principles Include...

### **Reintroduce Nature**

- Visibly expand natural edges and spaces for community
- Create and support urban ecology
- Build on community efforts

## **Draft** Guiding Principles Include...

### **Make it Safer**

- Locate parking to serve park while limiting impacts to neighborhood
- Improve multimodal safety (peds, bikes, and vehicles)
- Arrange park elements to support safe and intuitive wayfinding

GUIDING PRINCIPLES

METRO PARKS TACOMA

### **Preliminary** Program

#### **Base Program Elements**

- HS Fields and Infrastructure (fenced)
- Flexible Play Fields for soccer, kickball, softball, baseball, etc (partially fenced)
- Basketball
- Pickleball
- Restrooms, concession, and storage
- Gather space
- Walking loop
- Playground
- Parking
- Lighting at fields and courts



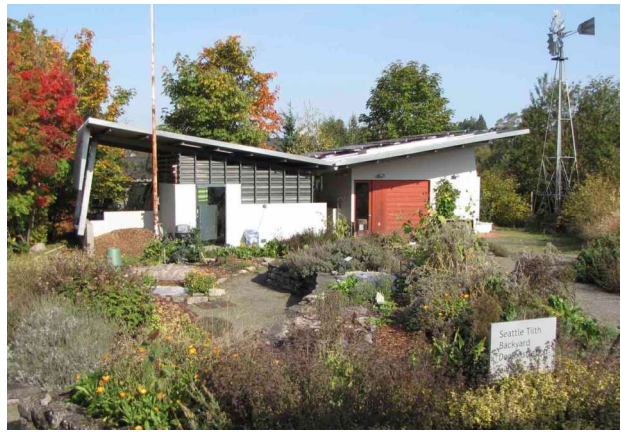
PROGRAMMING

METRO PARKS TACOMA

# Preliminary Program

## Optional Program Elements Being Considered

- Tennis
- Gamecourts
- Skatepark
- Pump Track
- Picnic Shelter
- Community Garden Station
- *What else?*



PROGRAMMING

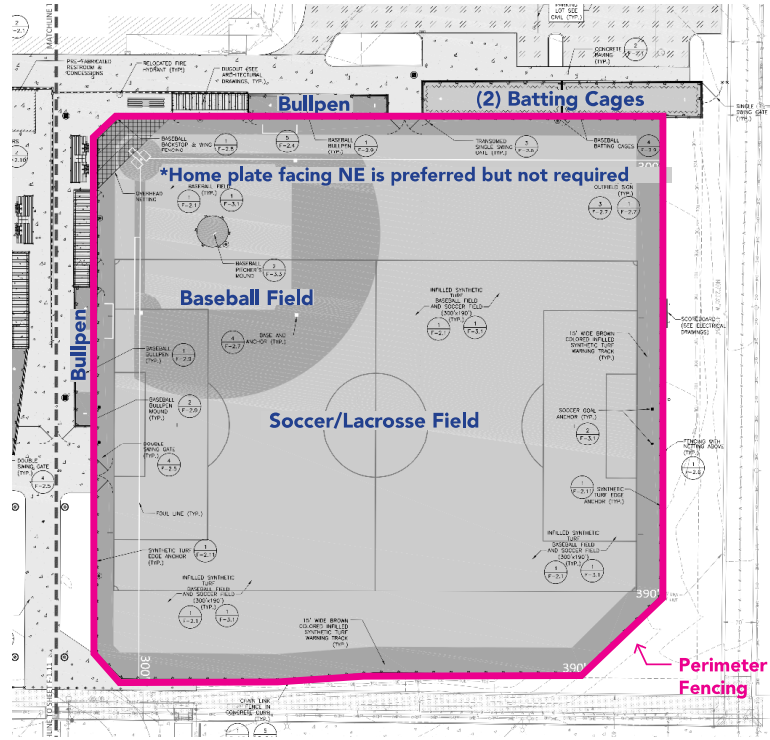
METRO PARKS TACOMA

## Program Zones

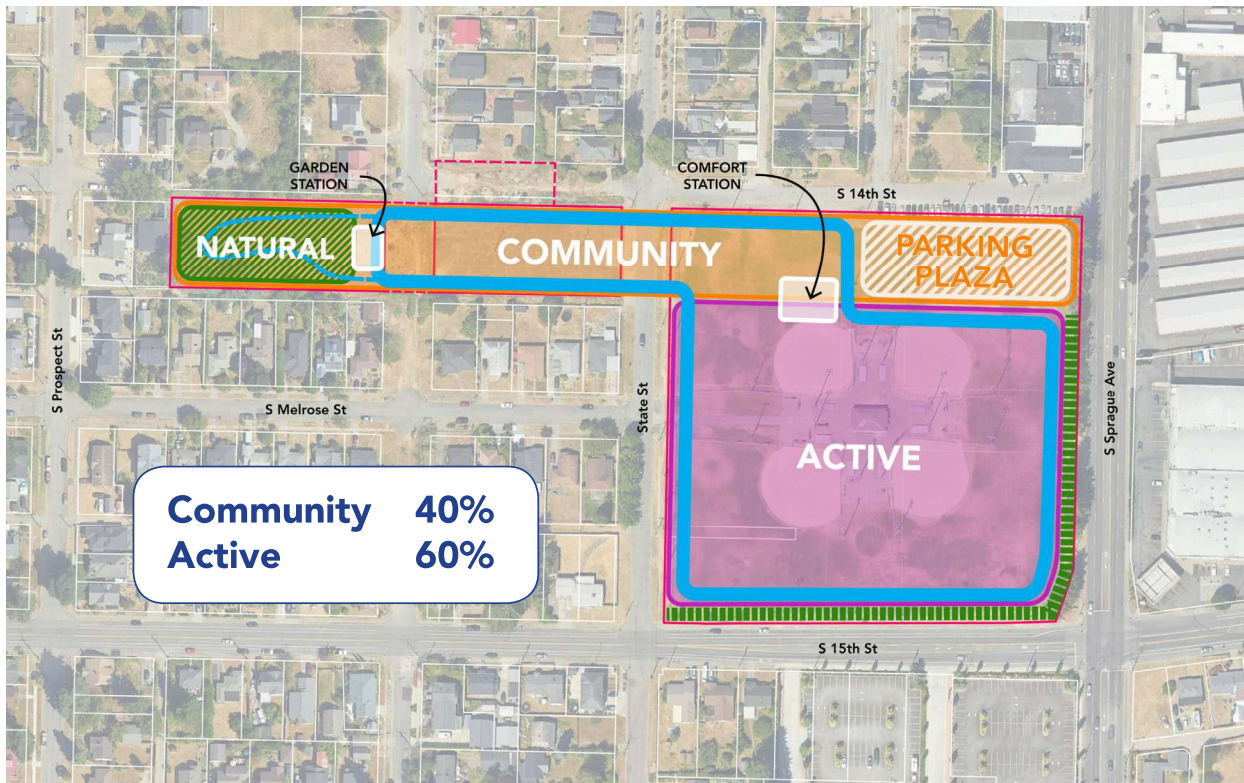


METRO PARKS TACOMA

# TPS Multi-use Field Requirements



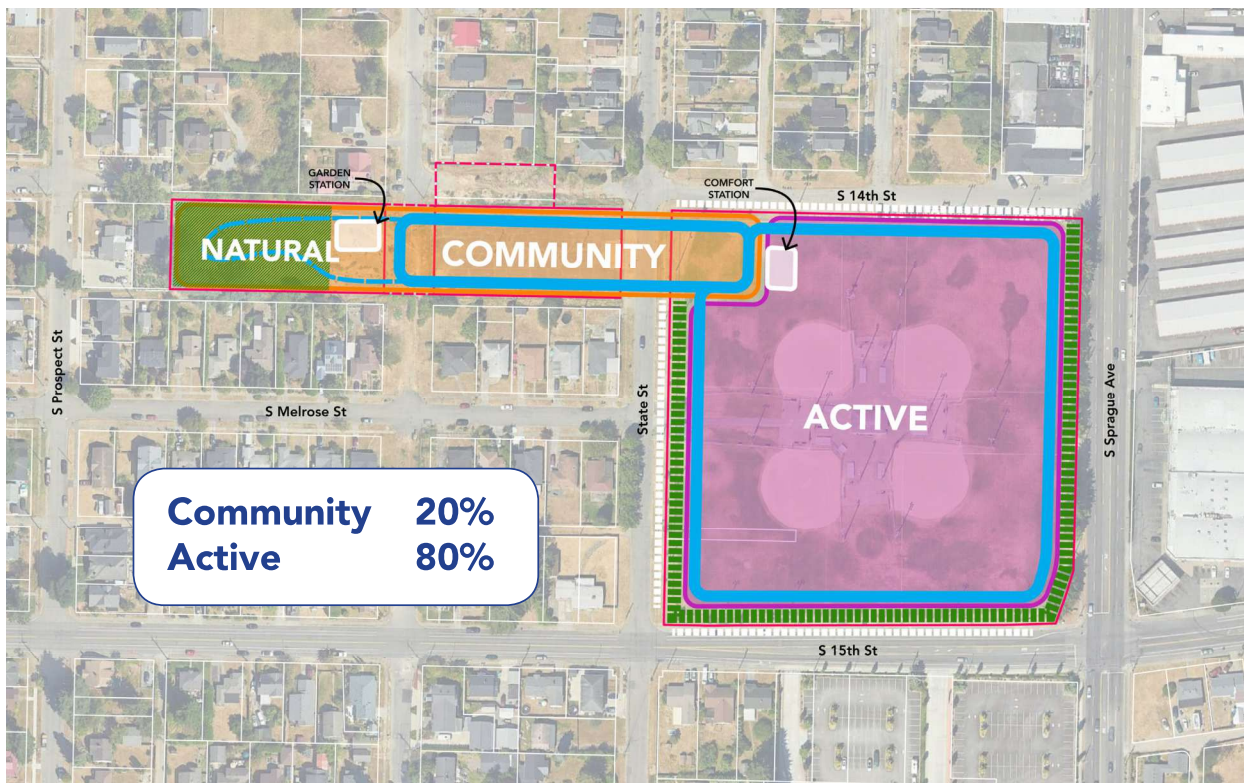
## Concept Option 1: Community Rooms



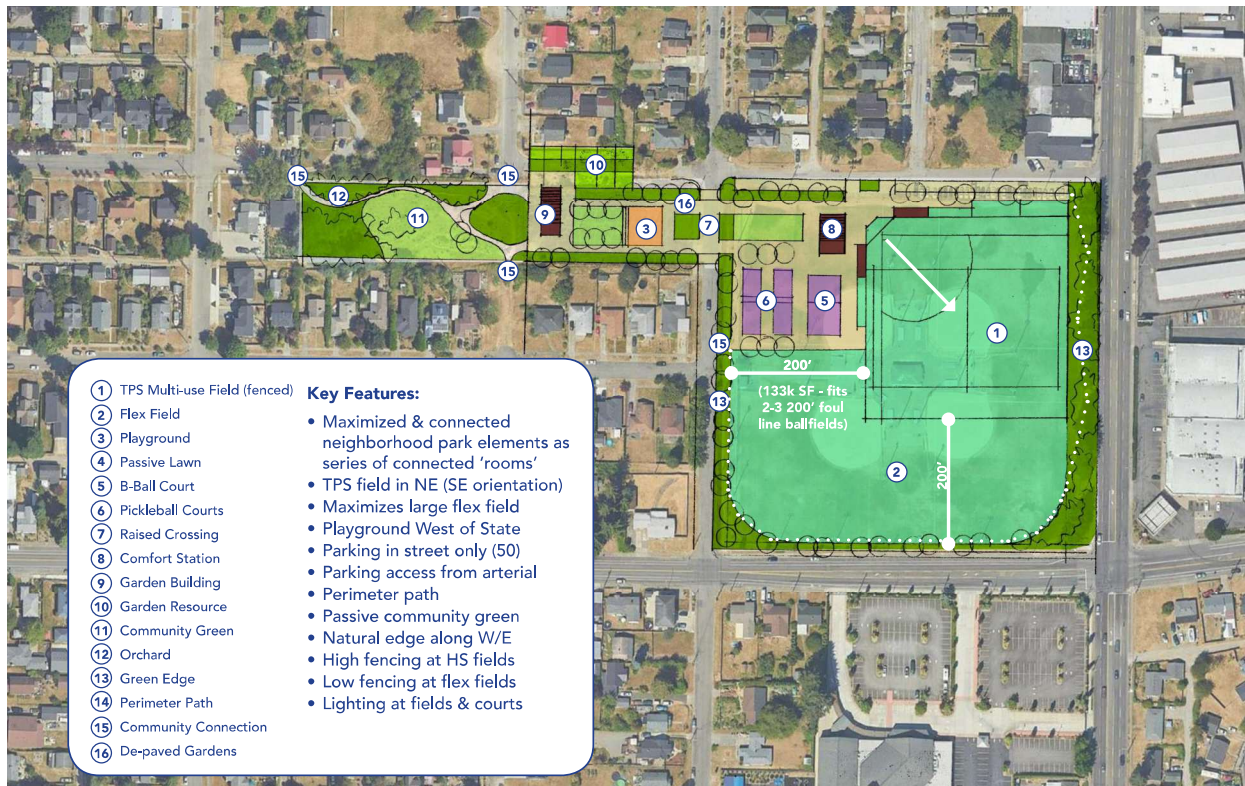
# Concept Option 1: Community Rooms



# Concept Option 2: Open Active



# Concept Option 2a: Open Active



# Concept Option 2b: Open Active



### For each option...

- What do you like best about this option?  
What are the best features of this option?
- What do you like least about this option?  
What would change?
- Are we missing or would you add anything?

### Next Steps



## Social Pinpoint - Survey & More

<https://engagepiercecouny.mysocialpinpoint.com/peck-athletic-master-site-plan>

- Project Information
- Survey #2
- Closes August 6th



METRO PARKS TACOMA

## Thank You!

**Kristi Evans, Capital Program Manager  
Community and Neighborhood Parks**

(253) 305-1054

Kristi.Evans@tacomaparks.com

METRO PARKS TACOMA



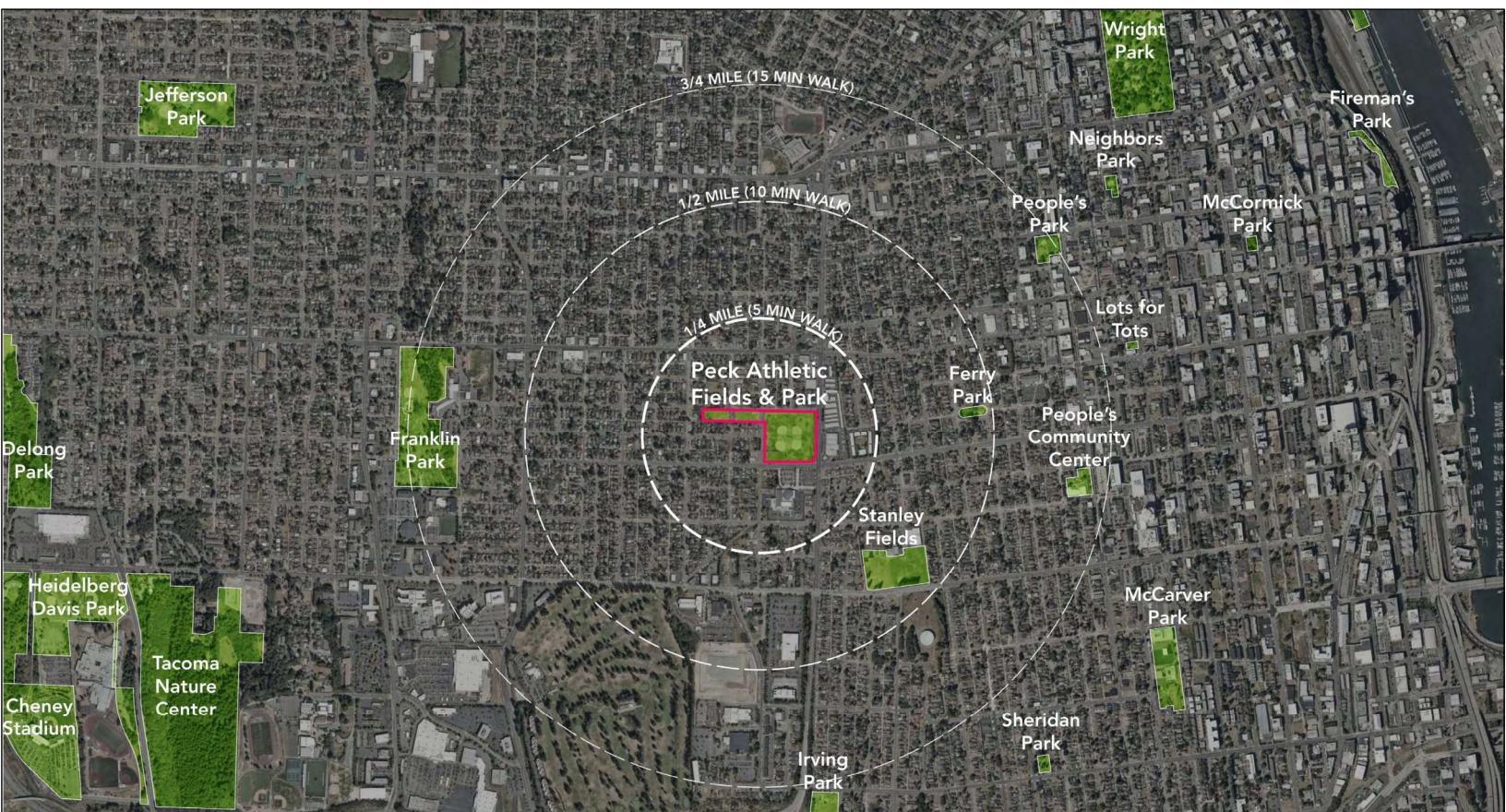
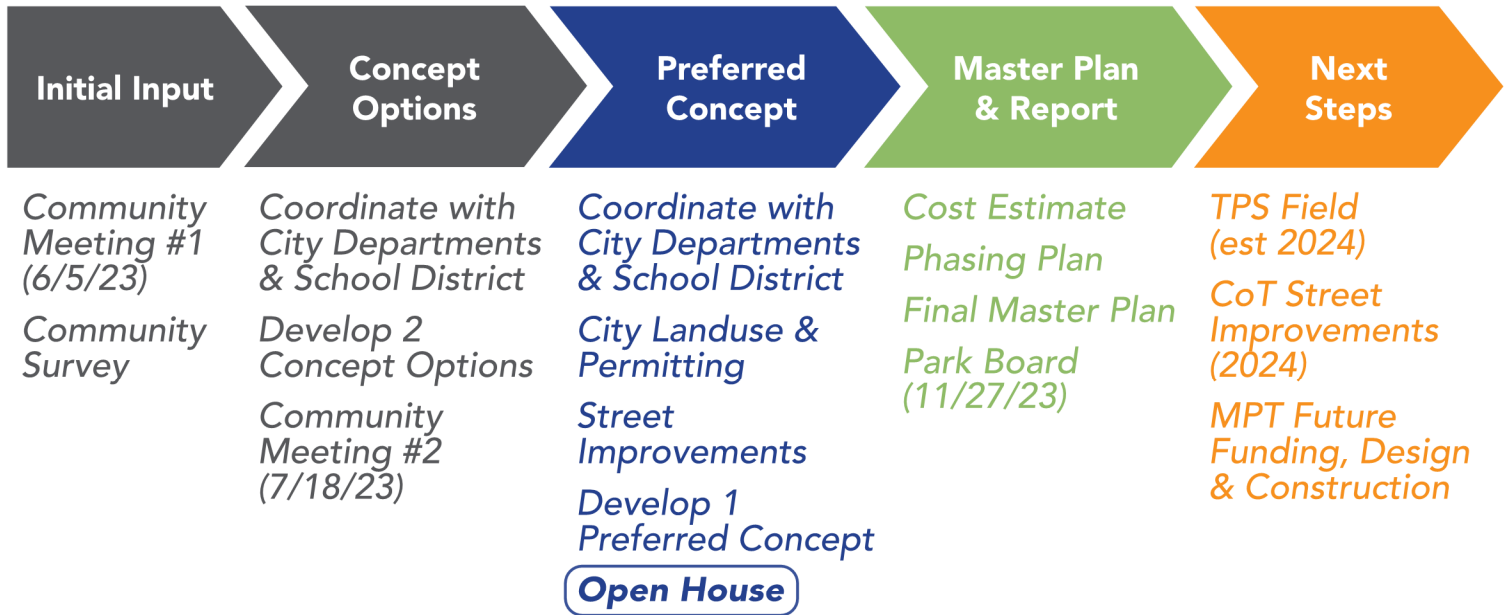
## Peck Athletic Fields & Park Master Plan

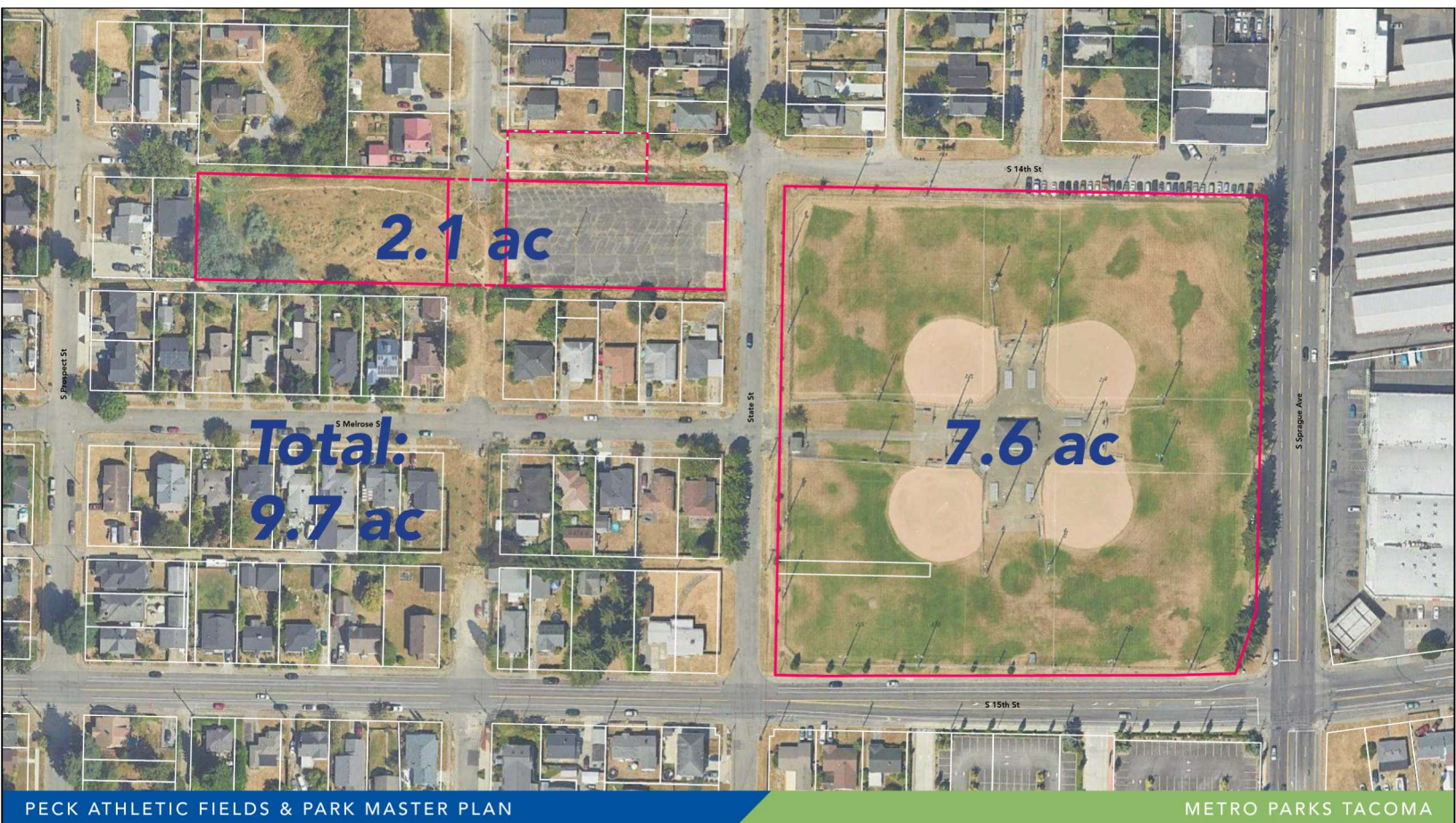
Open House  
Nov 8, 2023

### Open House Agenda

Welcome & Introductions  
Community Meeting #2 & Survey Results  
Preferred Concept  
Next Steps

# Process





## Community Meeting #2 & Survey Results



### Community Meeting #2

Over 150 attendees on July 18th, 2023

- High School Field Location
- Sports Park concept
- Program concepts for neighborhood park elements
- Program concepts for active sports uses

### Survey

3460 Total Visits

1066 Unique Users

1:25 Avg Time (min)

101 Unique Stakeholders

67 Comments

83 Survey Responses

69 Document Downloads

# Guiding Principles

1. Connect to the Community
2. Be Flexible
3. Make it Comfortable
4. Reintroduce Nature
5. Make it Safer

## Preliminary Concepts

### Concept 1

- Natural Turf MPT Fields
- Parking Plaza for events
- Replace Parking lot with park program
- Courts spread out



### Concept 2

- Maximize synthetic turf fields
- With and without parking lot
- Courts next to fields



## Community Meeting #2 & Survey Themes

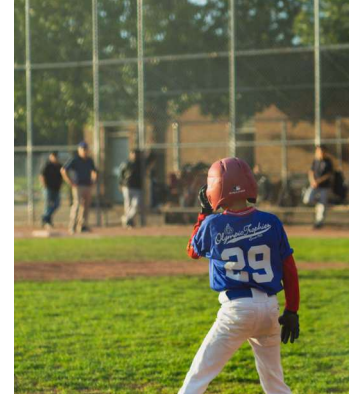
- Neighborhood support for **natural space and trees**, balanced with safety concerns
- Locate active uses and **lighting furthest from neighbors**
- Neighborhood supports keeping **NW sector passive**
- **Field activities** should be given priority over courts
- Active fields should be **synthetic turf**
- **Event parking** is important, but shouldn't impact field space
- Support for **traffic calming and pedestrian/bike safety** improvements

## What is a Sports Park?

*Our preferred concept envisions Peck Park as a Sports Park*

- Community park with sports courts and amenities for a broad range of activities and levels of play.
- Provides a balance of structured play and free play - A source of family support and public health, and is not a financial burden
- Supports partnerships like MPT and TPS that increase opportunities for kids to play a variety of sports. Helps put more kids on a path to a fitness-based healthy lifestyle.
- Affords equal access to play and supports efforts to address barriers to play such as limited access to safe and appropriate play spaces, poverty, and inequitable distribution of resources

# Program Zones



**PASSIVE**

**COMMUNITY**

**ACTIVE**

Natural areas  
Walking paths  
Quieter activities

Gathering spaces  
Sport courts  
Play areas

Multi-sport fields  
High-intensity programs  
Louder activities

## Program

### Sports Park

- HS Fields: baseball, soccer, lacrosse
- Rec Fields: soccer, football, baseball, kickball

### Neighborhood Park

- Integrated Sports Courts: basketball, futsal
- Lawn Games: bocce, foursquare, tetherball, etc
- Walking Paths
- Playground & Children's Garden
- Traffic Garden & Wave/Pump Track
- Garden Building and Community Resource Area

### Access and Parking



# Preferred Concept

- Key**
- ① Community Connection
  - ② Orchard
  - ③ Existing Trees
  - ④ Community Green
  - ⑤ Walking Loop
  - ⑥ Garden Building
  - ⑦ Native Plant Garden
  - ⑧ Parking Lot
  - ⑨ Traffic Garden & Wave Wheels Track
  - ⑩ De-pave Program Raingarden
  - ⑪ Raised Crossing
  - ⑫ On-street Parking
  - ⑬ Playground, Garden & Exercise Equipment
  - ⑭ Picnic Shelter
  - ⑮ Passive Lawn
  - ⑯ Comfort Station
  - ⑰ Sport Courts
  - ⑱ Green Edge
  - ⑲ Flex Field
  - ⑳ TPS Multi-use Field



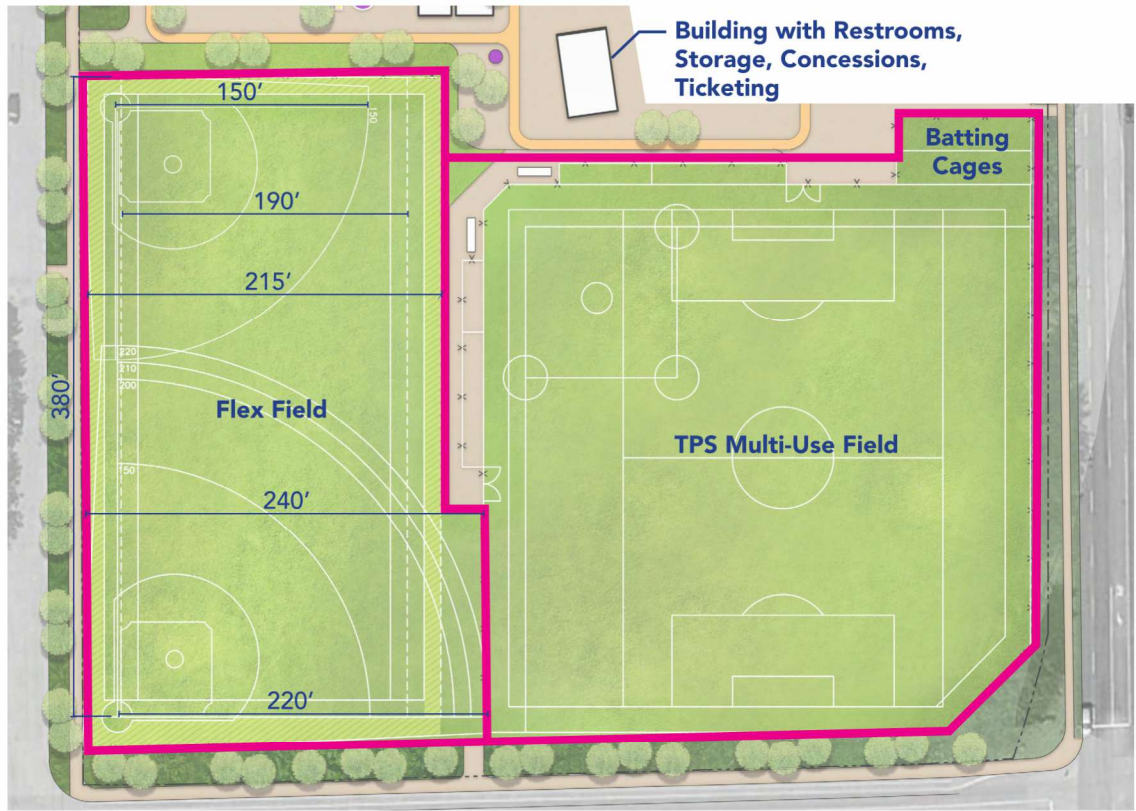
# Preferred Concept

- Highlights**
- TPS Field in SE corner
  - Maximized synthetic turf fields
  - Courts next to fields
  - Maintain some of existing parking lot
  - Neighborhood park elements along North
  - Shared amenities
  - Green edges for shade/comfort

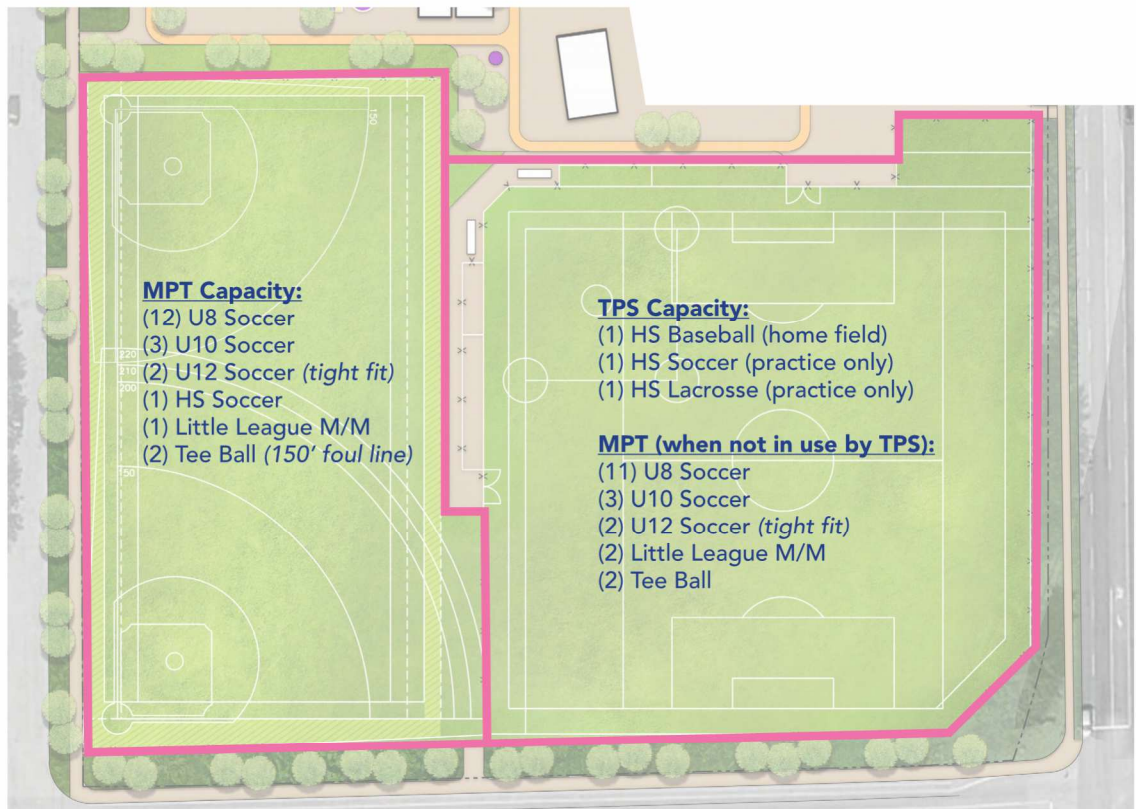




# Sports Park



# Sports Park Capacity



# Sports Park Fencing & Lighting



*\*Fencing and lighting will be refined in design phases to comply with applicable standards and regulations*

# Sports Park



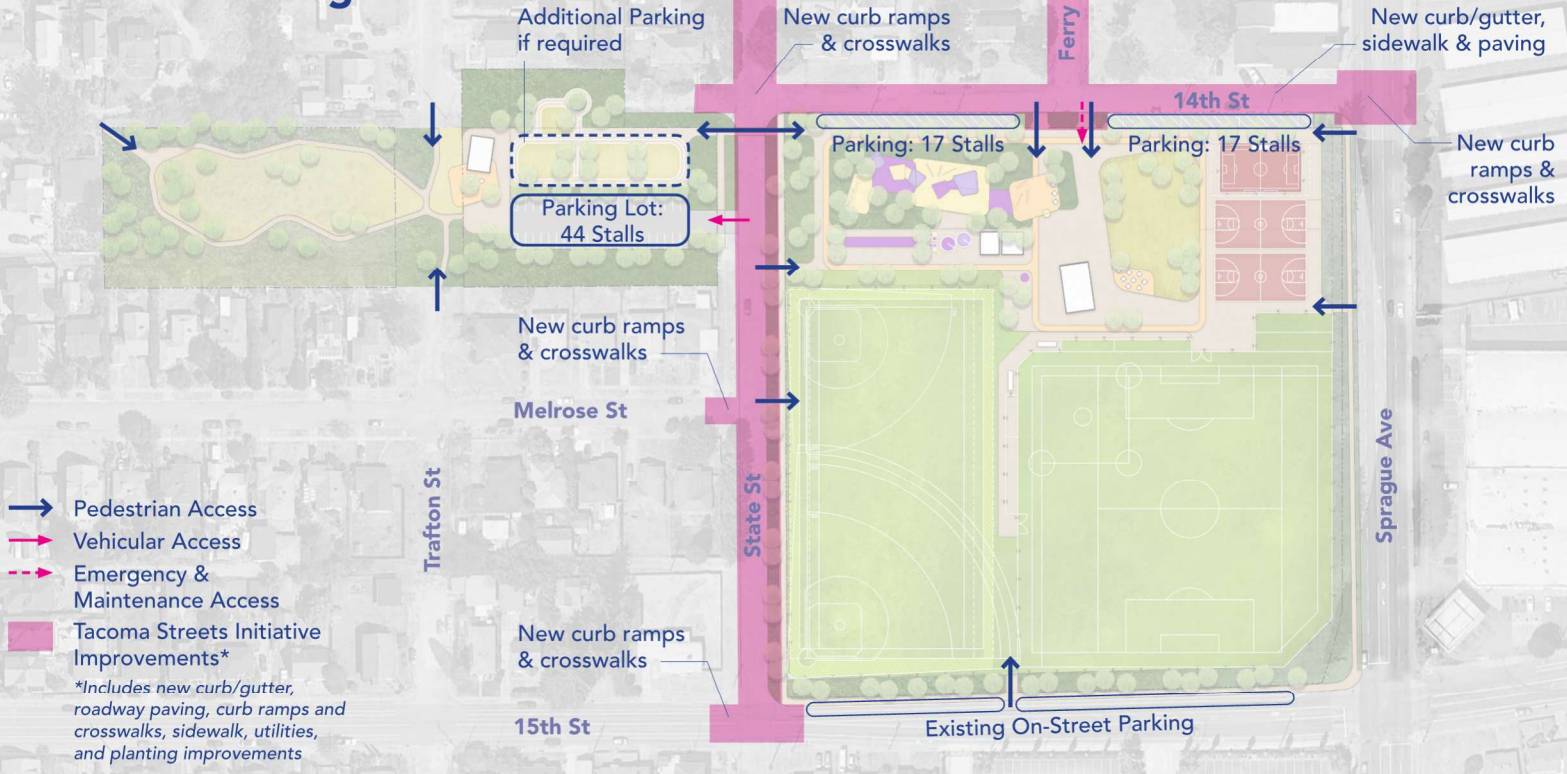
*Barrier-free and artful fencing*



*Engaging & exciting use of color*



# Access & Parking



# Walking Paths



# Walking Paths



Walking/running loop in soft surfacing with unique color



# Neighborhood Park



- Key**
- ① Community Connection
  - ② Orchard
  - ③ Community Green
  - ④ Garden Building
  - ⑤ Native Plant Garden
  - ⑥ Traffic Garden & Wave Wheels Track
  - ⑦ Parking Lot
  - ⑧ Expanded De-Pave Rain Garden
  - ⑨ Raised Crossing
  - ⑩ Children's Garden
  - ⑪ Playground & Exercise Equipment
  - ⑫ Lawn Games
  - ⑬ Picnic Shelter
  - ⑭ Passive Lawn
  - ⑮ Sport Courts
  - ⑯ Walking Loop

## Neighborhood Park (West)



## Neighborhood Park (East)



# Neighborhood Park Program Inspiration



Garden Building



Traffic Garden



Landform Play

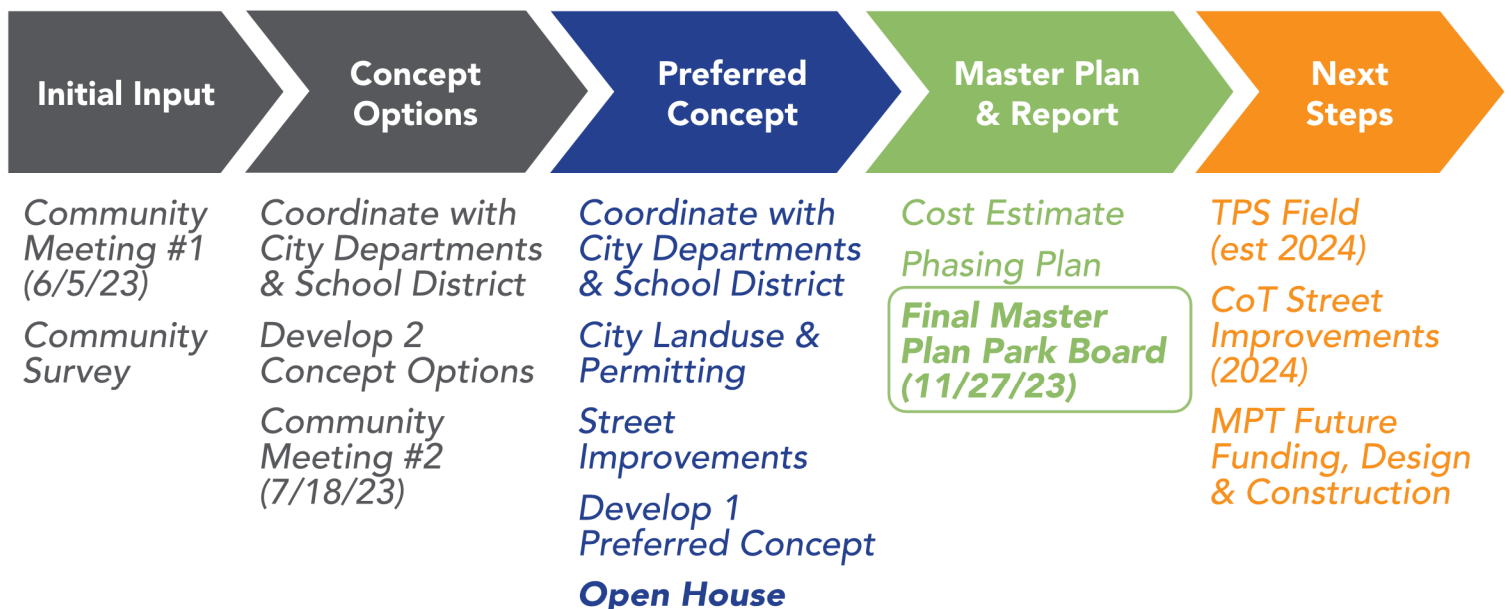


Children's Garden



Wave Wheels Track

## Process



## Share Your Thoughts

### Social Pinpoint - Survey & More

<https://engagepiercecounty.mysocialpinpoint.com/peck-athletic-master-site-plan>

- Project Information
- Survey #3
- Closes November 19th



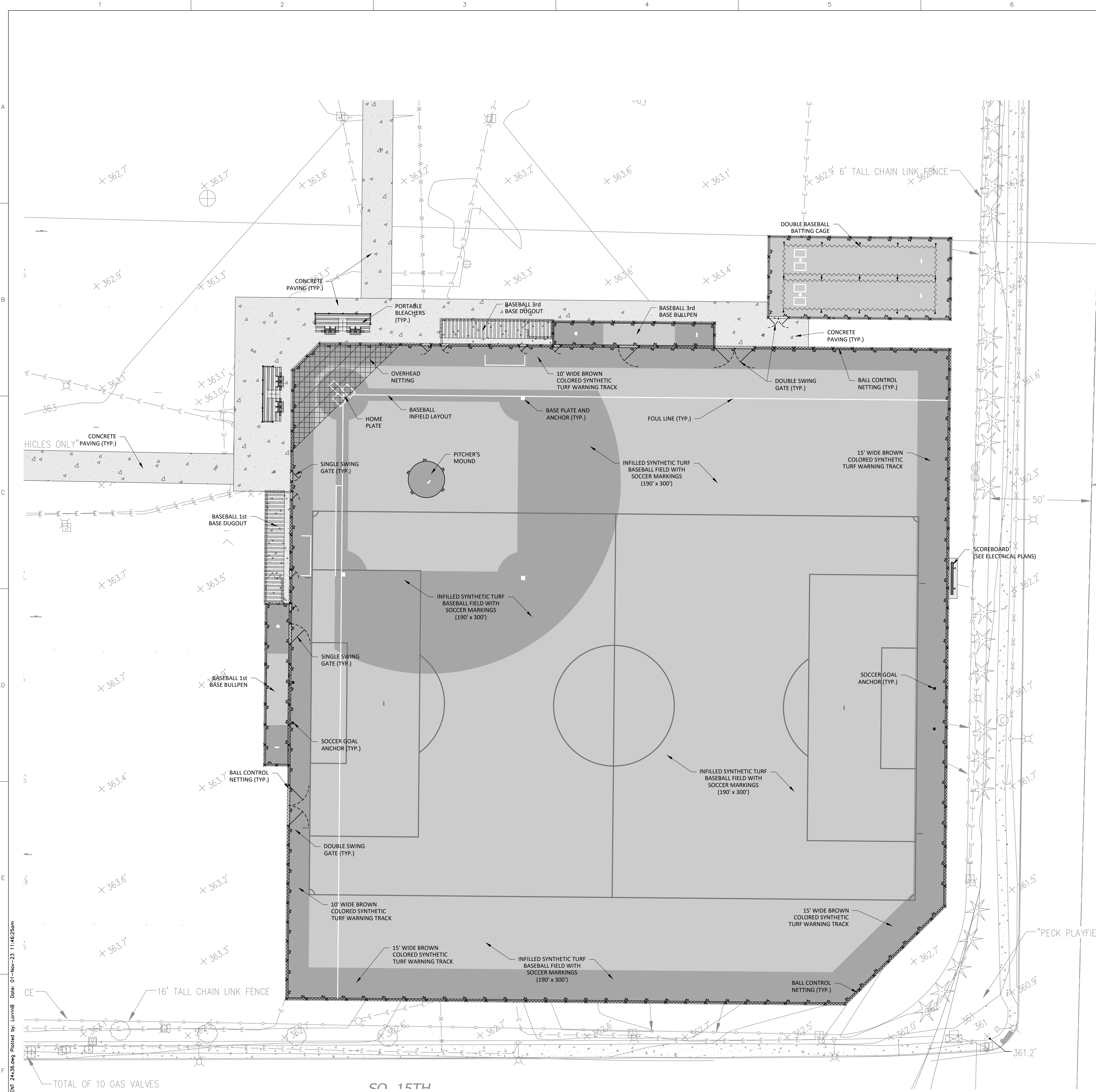
# Thank You!

**Kristi Evans, Capital Program Manager  
Community and Neighborhood Parks**

(253) 305-1054

Kristi.Evans@tacomaparks.com





**LAYOUT NOTES**

- PRIOR TO INSTALLATION OF ANY IMPROVEMENTS, THE CONTRACTOR SHALL ACCURATELY SURVEY AND FIELD CONFIRM THE LOCATION OF HOME PLATE, 1ST/2ND/3RD BASE, FOUL POE AND FOUL LINES ON THE BASEBALL FIELD. CONFIRMATION AND SUBSEQUENT CONSTRUCTION, INCLUDING INSTALLATION OF NEW BASES AND PLATES, THAT 1ST AND 3RD BASE LINES RESULT IN AN INTERNAL 90 DEGREE ANGLE, AND THAT FOUL POLES REPRESENT A TRUE EXTENSION OF EACH FOUL LINE.
- FURNISH AND INSTALL NEW BASES, PLATES AND ANCHORS.
- FURNISH AND INSTALL PERMEABLE FIELD BASE MATERIALS AND SYNTHETIC TURF EDGE ANCHOR FOR THE ENTIRE FIELD.
- SEE SHEET F-3.01 FOR SYNTHETIC TURF FIELD LINES AND MARKINGS.
- SYNTHETIC TURF INFILL TO MATCH FLUSH WITH CONCRETE CURB.
- FURNISH AND INSTALL SYNTHETIC TURF EDGE ANCHOR AROUND ENTIRE PERIMETER OF SYNTHETIC TURF FIELDS.
- SEE SHEET F-1.50 FOR FENCING AND GATE INFORMATION.
- SEE ARCHITECTURAL SHEETS FOR BUILDING AND DUGOUT INFORMATION.
- SEE ELECTRICAL SHEETS FOR SCOREBOARD INFORMATION.

**NOTE LEGEND**

(INDICATES GENERAL CONSTRUCTION NOTE)  
 (INDICATES SPECIFIC CONSTRUCTION KEYNOTE)

**LAYOUT LEGEND**

- INFILLED SYNTHETIC TURF WITH SUPPLEMENTAL PAD AND PERMEABLE AGGREGATE
- CONCRETE PAVING
- CATCH BASIN INLET (C.B.I.) TYPE 1
- CATCH BASIN INLET (C.B.I.) TYPE 2
- PROPERTY LINE
- CHAIN LINK FENCE AND CONCRETE CURB
- CHAIN LINK FENCE
- CONCRETE CURBING
- LIMIT OF SYNTHETIC TURF AND CONCRETE EDGE ANCHOR

File: F-0.1 Peck Athletic Complex Baseball Field.dwg Plotter: LRB Date: 01-Nov-23 11:46:25am

REVISION	DATE

**PECK ATHLETIC COMPLEX BASEBALL**



**Field Consultant**  
 D.A. Hogan & Associates, Inc.  
 1450 114th Avenue SE., Suite 225  
 Bellevue, WA 98004  
 (206) 285-0400 Phone

**Civil Engineer**  
 LPD Engineering  
 1932 1st Avenue, Suite 201  
 Seattle, WA 98101  
 (206) 725-1211 Phone

**Landscape Design**  
 KG Designs  
 24012 SE 196th St  
 Maple Valley, WA 98038  
 (253) 341-9451 Phone

**Structural Engineer**  
 KPFF  
 1601 5th Ave Suite 1600  
 Seattle, WA 98101  
 (206) 622-5822 Phone

**Electrical Engineer**  
 Stantec  
 3400 188th Street, Suite 285  
 Lynnwood, WA 98037  
 (206) 224-3689 Phone

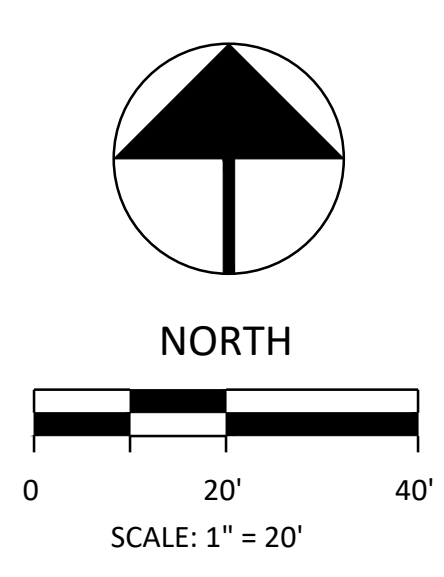


**SCHEMATIC DESIGN**

DATE	11-1-23
SCALE	1"=20'
DRAWN	LRB
CHECKED	JAB
COPYRIGHT © 2023 D.A. HOGAN & ASSOCIATES	

**LAYOUT PLAN**

SHEET  
**F-1.10**



PECK ATHLETIC COMPLEX BASEBALL



Field Consultant  
D.A. Hogan & Associates, Inc.  
1450 114th Avenue SE, Suite 225  
Bellevue, WA 98004  
(206) 385-6400 Phone

Civil Engineer  
JPD Engineering  
1932 1st Avenue, Suite 201  
Seattle, WA 98101  
(206) 725-1211 Phone

Landscape Design  
RGD Designs  
4012 SE 169th St  
Maple Valley, WA 98038  
(253) 341-8451 Phone

Structural Engineer  
KPEE  
1601 5th Ave Suite 1600  
Seattle, WA 98101  
(206) 422-6622 Phone

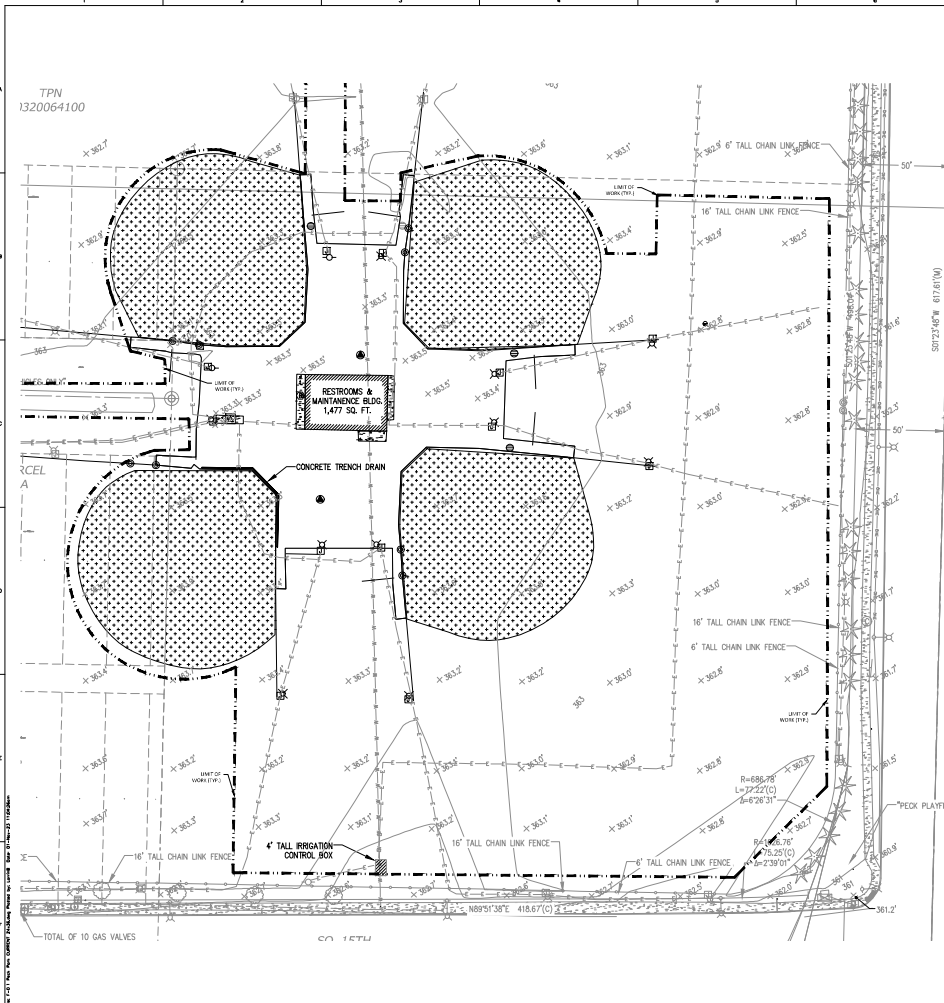
Electrical Engineer  
Shane  
3400 188th Street, Suite 285  
Lynnwood, WA 98037  
(206) 224-8689 Phone



Schematic Design  
DATE: 11.1.21  
SCALE: 3"=10'  
DRAWN: URS  
CHECKED: JAB

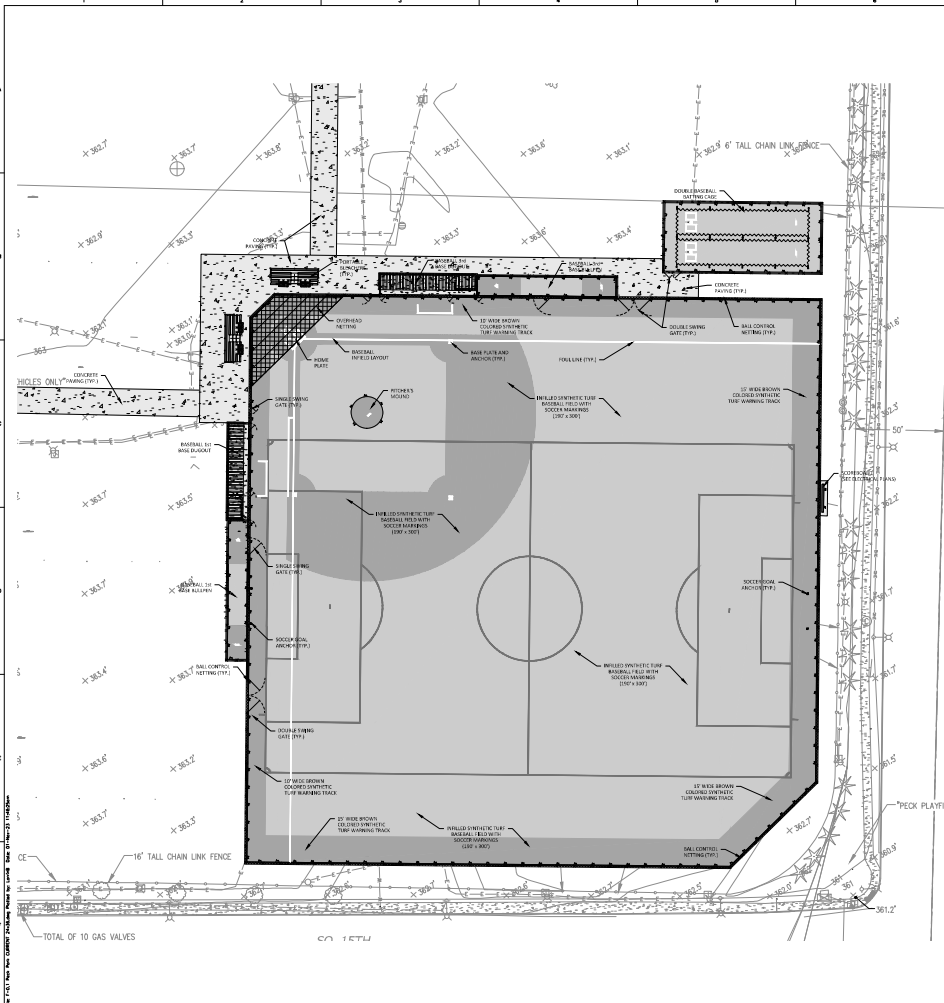
DEMOLITION PLAN

SHEET  
F-0.30



- NOTE LEGEND**  
(INDICATES EXISTING CONSTRUCTION WITH) (INDICATES PROPOSED CONSTRUCTION WITH)
- DEMOLITION NOTES**
1. ALL EXISTING STRUCTURES, UTILITIES AND SERVICES TO BE DEMOLISHED SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM THE CITY OF SEATTLE TO DEMOLISH EXISTING STRUCTURES AND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES FROM THE CITY OF SEATTLE TO DEMOLISH EXISTING STRUCTURES AND UTILITIES.
  3. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  4. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  5. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  6. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  7. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  8. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  9. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  10. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.

- DEMOLITION LEGEND**
- EXISTING NATURAL TERRAIN TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY



- NOTE LEGEND**  
(INDICATES EXISTING CONSTRUCTION WITH) (INDICATES PROPOSED CONSTRUCTION WITH)
- LAYOUT NOTES**
1. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  2. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  3. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  4. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  5. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  6. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  7. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  8. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  9. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.
  10. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND REMOVED PRIOR TO CONSTRUCTION OF THE NEW.

- LAYOUT LEGEND**
- EXISTING NATURAL TERRAIN TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY
  - EXISTING CONCRETE FOUNDATION TO BE REMOVED AND EXPOSED TO THE SKY

PECK ATHLETIC COMPLEX BASEBALL



Field Consultant  
D.A. Hogan & Associates, Inc.  
1450 114th Avenue SE, Suite 225  
Bellevue, WA 98004  
(206) 385-6400 Phone

Civil Engineer  
JPD Engineering  
1932 1st Avenue, Suite 201  
Seattle, WA 98101  
(206) 725-1211 Phone

Landscape Design  
RGD Designs  
4012 SE 169th St  
Maple Valley, WA 98038  
(253) 341-8451 Phone

Structural Engineer  
KPEE  
1601 5th Ave Suite 1600  
Seattle, WA 98101  
(206) 422-6622 Phone

Electrical Engineer  
Shane  
3400 188th Street, Suite 285  
Lynnwood, WA 98037  
(206) 224-8689 Phone



Schematic Design  
DATE: 11.2.21  
SCALE: 3"=10'  
DRAWN: URS  
CHECKED: JAB

LAYOUT PLAN

SHEET  
F-1.10